



## 6 BEDROOM FAMILY HOME ON 17 ACRES (APPROX.)

Discover the ultimate blend of rural serenity and modern living at this 17-acre (approx.) property where you are spoiled for outdoor entertaining. A versatile family retreat ready to make your dream lifestyle a reality, this home offers expansive living spaces and modern creature comforts.

### The Home

- 6 bedrooms with triple built-in robes – perfect for large or growing families.
- Brand new kitchen with modern laminate finish, D'Amani 900mm freestanding oven, and soft-close cabinetry.
- 3 bathrooms (incl. 2 en suites) featuring heated towel rails, touch-sensitive controls behind your mirror in 3rd bathroom, and convenient heating.
- Year-round comfort with 2 split systems and 2 wood heaters.
- Durable floorboards in living areas.
- 3 large living zones including entertainment room, formal

🛏 6 🚿 3 🚿 11 📏 61,898 m<sup>2</sup>

**Price** \$1,500,000 - \$1,650,000

**Property Type** Residential

**Property ID** 578

**Land Area** 61,898 m<sup>2</sup>

### Agent Details

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### Office Details

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lounge and kitchen / dining.

#### Outdoor Oasis

- Sparkling saltwater in-ground pool with heat pump heating and lights – the ultimate summer feature.
- New decking and veranda out front, complete with automated ambient decking lights.
- Expansive 4-bay shed (6 x 12) with remote control garage doors plus a 3-bay carport with a concrete bay.
- Solar power system (4 years old) with 40 panels, 13.2kW output, and dual inverters - energy-efficient and future-proofed.

#### Land & Lifestyle Features

- 18 acres of usable land featuring:
  - 4 paddocks, hazelnut trees, and a large fenced veggie garden area.
- Creek within the property boundary, perfect for the weekend morning yabbing or a scenic walking track and bush surrounds.
- Stocked dam, chicken coop, and a woodshed.
  - Fencing across paddocks and single-phase power to sheds and carport.
  - Large dam water access for added convenience.

#### The Perfect Rural Lifestyle

Whether you're seeking room for the family, a hobby farm, or simply a tree-change escape, this property delivers it all. Located within an easy commute to Melbourne - the Melba Highway but a stone's throw away - you can enjoy the perfect balance of convenience and countryside living.

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