

SOLD



30 Ryan Road, Kinglake West



## SPRAWLING COUNTRY HOMESTEAD ON PRISTINE 5 ACRES

There has never been a better time to make the regional move to the leafy Kinglake Ranges. This fabulous property offers you a lifestyle property like no other with a stunning native outlook from every angle.

This premium character home has been refurbished from the inside out comprising a generous floor plan fit for any growing family or those looking for space. Enjoy the open space with 4 bedrooms, 3 bathrooms, formal dining room, formal lounge, open plan kitchen/meals, living room, laundry and mud room. The updated kitchen has been professionally designed and boasts granite benchtops, top of the range appliances including integrated dishwasher and plumbed fridge. Other features include hardwood floors, double linen closet, WIR and en suite to master bedroom, built-in robes, open fireplace, Lopi wood heater and wrap around verandah. The dwelling is serviced by a 16 panel solar panel system connected to mains power which minimises

🏠 4 🚗 3 🛏 6 📏 19,878 m2

**Price** SOLD for  
\$1,350,000

**Property Type** Residential

**Property ID** 69

**Land Area** 19,878 m2

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

household bills significantly.



Yarra Valley & Kinglake Ranges

Externally you won't be disappointed. The property has 3 phase power and ample shedding including a large 12m x 17m shed with LED lighting, remote control roller door and concrete base. Additionally there is a garden shed and wood shed. The extensive water supply consists of approx. 94,000L of tank water storage. Further features include full sprinkler system throughout, fenced rabbit proof veggie patch, freshly landscaped garden, and outdoor solar heated spa and pool with gazebo. Enjoy afternoons pottering in the beautiful gardens comprising of evergreen alder tree, fruit trees, native trees and gardens, and grape vines just to name a few.

There is nothing left to do except move in and enjoy the fresh mountain air. If you wish to secure this rare opportunity that will last you a lifetime, call us today.

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