



1370 Break O'day Road, Flowerdale



## Elevated Views, Space & Lifestyle on 3.4 Acres

Set high above the valley at 1370 Break Oday Road, this unique Flowerdale property captures sweeping views across the surrounding hills and towards the iconic Three Sisters ridge. On the right day you'll even spot colourful paragliders launching from the summit and drifting across the skyline - a remarkable sight from your own backyard.

Positioned on approximately 3.4 acres (13,700m<sup>2</sup> approx), the home enjoys an elevated setting with excellent natural light, generous windows and comfortable living spaces.

Inside, the practical layout offers three bedrooms, a spacious central bathroom, a separate laundry and an open-plan kitchen and living area that forms the welcoming heart of the home.

The updated kitchen features a beautiful oak benchtop, excellent storage and a walk-in pantry. Cooking is made easy with a 900mm Westinghouse oven and electric cooktop, while a

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**Price** \$800,000 - \$860,000

**Property Type** Residential

**Property ID** 805

**Land Area** 13,700 m<sup>2</sup>

### Inspection Times

Sat 02 May, 11:45 AM - 12:15 PM

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra

Nectre wood heater keeps the home warm through the cooler months. A NEW Mitsubishi split system provides year-round heating and cooling.

Step outside to the rear deck and enjoy the peaceful rural outlook - perfect for relaxing or entertaining while taking in the surrounding landscape.

The property also includes a large carport and a substantial shed/garage, providing excellent storage, workshop space or room for vehicles and equipment.

With space, views and lifestyle all on offer, this is a wonderful opportunity to secure your own slice of Flowerdale countryside.

Property features:

- Three bedrooms
- Spacious central bathroom
- Open-plan kitchen and living area
- Updated kitchen with oak benchtop & walk-in pantry
- 900mm Westinghouse oven & electric cooktop
- Nectre wood heater
- Mitsubishi split system heating & cooling
- Rear entertaining deck
- Large carport
- Substantial shed/garage
- Approx. 3.4 acres (13,700m<sup>2</sup>)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Glen, VIC, 3775 Australia

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**Integrity**

Yarra Valley & Kinglake Ranges