

**101 Lauriston Reservoir Road, Kyneton, Vic 3444**



**House For Sale**

Friday, 3 May 2024

101 Lauriston Reservoir Road, Kyneton, Vic 3444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



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**\$2,050,000 - \$2,250,000**

"Green Gables" is a picturesque and park-like property offering a private and peaceful sanctuary only moments from Kyneton. Set on 4.8 acres \* the property is the perfect balance of impressive infrastructure, sprawling gardens, paddocks for a pony or two with room for an arena and a replica federation homestead positioned for ultimate privacy. The home offers beautiful spaces to enjoy and unwind. There are two formal living rooms and an open plan kitchen and dining room which are sympathetic to the home's style. The bay and stained glass windows add the tone of elegance and character whilst the kitchen and bathrooms are well appointed. The large barn style shed in keeping with the style of the property offers plenty of storage, 3 x car spaces, power and concrete. With every amenity at your disposal - including town water and natural gas, cedar windows and double glazing throughout, gas hydronic heating, gas log and open fireplace, split system, baltic pine floors, 10 ft soaring ceilings, extensive insulation add an extra level of luxury and comfort. The solar panels and 6.6kw inverter make the home environmentally friendly, while the garden dripper irrigation ensures a well-maintained outdoor space. Two spacious sheds provide ample storage, the 18.5m x 14m is complete with a permit to work from home and a complete office fit out, this property offers a perfect balance of work and relaxation. A very rare and unique small rural holding in the beautiful Macedon Ranges. Minutes from Kyneton and VLine train services.