

**108 Courts Road, Clarendon, Vic 3352**

**McGrath**

**House For Sale**

Thursday, 26 October 2023

108 Courts Road, Clarendon, Vic 3352

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 11 m2**

**Type: House**



Matthew Edwards



Sophie Constable  
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**\$1,250,000 - \$1,290,000**

Set on over 28 acres is this incredible, modern family home with a picturesque countryside outlook. • This pristine gem offers a tranquil haven with breathtaking views and a host of features that cater to your every need. With a 6.5-star energy rating and compliance with BAL 29 requirements, this residence is the epitome of safety and efficiency. • Redesigned and meticulously crafted in 2021, everything is brand new inside this lovely family home. Comprising three bedrooms, master with ensuite and walk in robe, large living space and an amazing kitchen – no expense has been spared to ensure quality throughout. • Enjoy year-round comfort with double-glazed windows, ducted electrical reverse cycle heating and cooling in every room, Ceiling fans in bedrooms and the living room and embrace the warmth of a wood fire heater during chilly nights. • Cook up a storm in the stylish kitchen featuring an induction cooktop, a 900mm electric oven and views over the paddocks towards the feature dam. Entertain friends and family on the two outdoor decking areas ideal for alfresco dining. • Externally, the property has been well set up to cater for horses or stock with new electrified and rabbit-proof fencing, A water tank connected to the shed that supplies six paddocks as well as the dam. • There are two 27,500-liter tanks dedicated to the house with a CFA connection and additional water tanks linked to the garage, house, and gardens for sustainability. • A large powered shed with three open bays and four enclosed spaces provides ample car and machinery space and includes a lined area ideal for a home office or studio. There is also a spacious three-car garage with power, perfect for vehicles or a workshop. • Savor the fruits of your labor with fruit trees, a veggie garden, chook house, and there is a dedicated children's play area all enclosed by a separate fence to keep your animals and children safe. • Never run out of firewood with an endless supply and a convenient storage shed. This property is the embodiment of peaceful country living combined with all the modern amenities you desire. Don't miss your chance to make this rural oasis your own. • Just a short drive to Scotsburn Primary School, the Midland Highway for Geelong commuters and Buninyong for shopping – be sure to book your inspection as soon as possible.