

11 Timbertop Rise, Broadford, Vic 3658



House For Sale

Tuesday, 11 June 2024

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Bedrooms: 6

Bathrooms: 2

Parkings: 8

Type: House

\$1,180,000 - \$1,230,000

Discover the epitome of luxurious country living at 11 Timbertop Rise, Broadford VIC! Nestled on a sprawling 2.5-acre (approx.) estate, this magnificent property blends elegance and functionality, offering everything you need for a comfortable and sophisticated lifestyle. Upon entering, you'll be captivated by the expansive open plan living, dining, and kitchen area. The kitchen is a culinary haven, featuring modern appliances including a dishwasher and oven, complemented by an additional oven and cooktop in the butler's pantry. The seamless indoor-outdoor flow is perfect for entertaining, with sliding doors opening to the back veranda. Here, you'll find a built-in BBQ/kitchen ideal for alfresco dining and entertaining. The master bedroom serves as a private sanctuary, complete with a walk-in robe and sliding doors leading to both a private courtyard and a balcony, offering serene views and a tranquil escape. Another three spacious bedrooms also include walk-in robes and direct access to private balconies, providing a cozy retreat. The home features another additional bedroom, with a walk-in robe and direct access to the back veranda, ensuring ample storage and space for family and guests. A dedicated study/office caters to your work-from-home needs. The family bathroom is designed for convenience with a separate toilet, while the laundry is equipped with a built-in Robin Hood ironing system, adding a touch of practicality to daily chores. Entertainment options abound with a fully equipped theatre room for movie nights and a games room featuring a built-in bar and sliding door access to the veranda, shaded by a sail for comfort. The home is equipped with advanced features such as reverse cycle electric heating and cooling with zoned control, ensuring year-round comfort. A double-sided wood fire adds a cozy ambiance to both the dining and living areas. Practicality meets luxury with the inclusion of two 10,000-liter freshwater tanks, plumbed to garden taps, laundry, and toilets, powered by a pressure pump to ensure a reliable water supply. Additional amenities include a double carport off the laundry, perfect for easy access. The 18x9m shed is a standout feature, offering extensive storage and workspace, with a full carport, parking for five vehicles, and an internal fully lined room equipped with a shower, hot and cold water, and heating and cooling. There's also a caravan carport, catering to all your vehicle and storage needs. The outdoor space is meticulously maintained with an established low-maintenance garden featuring native plants. A fully fenced veggie garden with town water ensures fresh produce year-round. The property is eco-friendly with solar panels, enhancing sustainability. Inside, the living areas are adorned with elegant W/A Kauri hardwood floors, and the convenience of ducted vacuuming adds to the appeal of this meticulously designed home. With its blend of luxury, functionality, and modern amenities. It is more than just a home, it's a lifestyle. Don't miss this rare opportunity to own a piece of paradise.