

**1146-1158 Gisborne-Melton Road, Toolern Vale, Vic  
3337**



**House For Sale**

Thursday, 13 June 2024

1146-1158 Gisborne-Melton Road, Toolern Vale, Vic 3337

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3 m2**

**Type: House**



Shane Spiteri  
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Kate McGlone  
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## **\$1,749,000 - \$1,799,000**

Look no further than this exquisite family estate nestled in the heart of Toolern Vale. Set upon a tranquil and expansive 9.6-acre parcel, this meticulously renovated home boasts bespoke features, complemented by beautifully manicured gardens, horse paddocks, and shed. It's the epitome of countryside elegance with modern convenience, offering a serene lifestyle while remaining just moments away from schools, shops, freeway access, and all essential amenities. As you arrive at this remarkable property, you're greeted by the pristine front garden, adorned with exquisite flowers and trees that effortlessly compliment the picturesque home and its surroundings. This exquisite family abode has undergone a top-tier renovation, sparing no expense to achieve the highest quality. Upgraded fixtures fill this home, from the luxurious floorboards to the intricate timberwork, premium blinds, elegant pendant lights, and beyond. Stepping into the home, you're immediately greeted by panoramic views framed by expansive double glazed glass sliding doors, showcasing the breathtaking scenery of paddocks and rolling hills beyond. Step into the spacious living room of this inviting home, where high-quality carpeting and expansive bay windows create a warm and welcoming atmosphere, flooded with natural light. The upgraded kitchen is a masterpiece of design, boasting a 40mm stone benchtop, elegant gold fixtures, a premium sink, dishwasher, generous pantry, charming pressed tin splashback, and top-of-the-line Smeg appliances. This stunning kitchen seamlessly transitions into the expansive meals area, ideal for hosting memorable family dinners. Prepare to be dazzled by the generously sized master bedroom, complete with a spacious walk-in robe and an exquisite ensuite that has undergone a stunning renovation of the utmost quality. Appreciate the luxury of a large shower, double vanity topped with a marble benchtop, elegant pendant lighting, opulent gold fixtures, floor-to-ceiling tiles, and plantation shutters, all meticulously crafted to create a haven of comfort and elegance. Each of the two remaining bedrooms boasts built-in robes and large windows, offering scenic views of the surrounding beauty. The central bathroom is immaculate, adorned with gold fixtures and plantation shutters. Similarly, the laundry has been sophisticatedly renovated, showcasing beautiful cabinetry, tiled splashback, and matching gold fixtures, mirroring the luxurious style found throughout the rest of the home. Stepping outside, you'll discover nearly 10 acres of immaculate flat land, providing an expansive canvas for your personal touch. Fenced paddocks, equipped with water and shelters, along with a 60 x 30 arena and round yard, cater perfectly to equestrian enthusiasts. The fruit and vegetable garden brims with a variety of plants, ideal for cultivating your own produce. Additionally, a sizable shed offers ample storage space or can serve as a workshop for your creative endeavours. Special features of this property include: split systems, alarm system, town water as well as 58,000 litres of water tanks, upgraded window coverings, chandeliers, ceiling fans, double garage, upgraded multi-lock front door and much more. Don't miss out on this exceptional property! Call today to schedule your inspection and seize the opportunity to make it yours. (Photo ID is Required at all Open For Inspections) At YPA Melton "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency.