

12 Branigan Drive, Kilmore, Vic 3764

CHWYLA

House For Sale

Saturday, 13 April 2024

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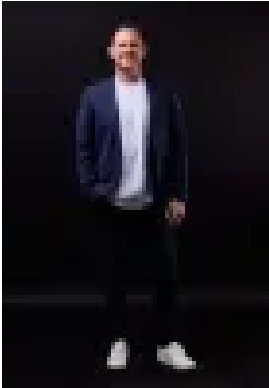
Bedrooms: 4

Bathrooms: 3

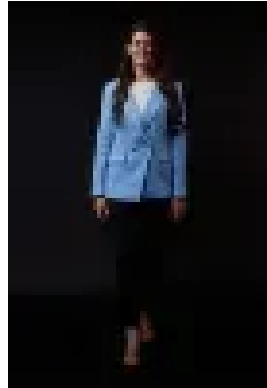
Parkings: 2

Area: 3 m2

Type: House



Paul Chwyla
0386009995



Stacy Richards
0386009995

\$2,900,000 - \$3,190,000

*****PHOTO ID REQUIRED AT INSPECTION***** Expressions of Interest closing Tuesday 21st of May at 7:30pm (Unless sold prior) Make more of : Acreage, horse facilities, shedding: 8.64 acres [3.5 hectares] 20m x 40m all-weather sand arena with flood lights 20m all-weather surfaced round yard Shedding with 4 x roller doors Three new hard wood front, steel stables with rubber flooring, auto-water, swing out feeders Feed room with overhead storage Tack room Hot and cold cross tie wash bay Two float parking bays [including horse loading bay from stables] Quad bike bay Workshop with 3 phase power Powder room Laundry Secondary accommodation with two bedrooms, bathroom, living area, wood fire CCTV system with cameras in every stable and stable complex Automatic lights and timers Speaker system for audio in stable complex and arena Three large day yards / pony paddocks with auto water, flood lights [one with double shelter] Five larger paddocks with auto water One large turn-out paddock with double shelter, auto water All paddocks with safe post and Sighter Wire fencing Electric standoffs to all paddocks and yards Electric gated entrance to property Access to Pinch's Reserve Close to cross-country trails Property, home: Featured in multiple magazines 360 degree views to Dandenong Ranges, Mount Piper Custom build Approx. 100 squares under roof Four bedrooms [two with ensuites] Three bathrooms Three powder rooms Four living areas Study with feature stage doors from Palais Theatre Oversized double garage Grand entrance 3m ceilings Feature cornices Wall panelling Oversized floor tiles Barn doors Tassie Oak Japanese Black timber floorboards Picture windows Tilt and turn windows Concealed blinds throughout External shutters to second storey Feature lighting Downlights Temperature controlled wine cellar 80mm stone kitchen benchtops 900mm Falcon freestanding oven / stove Dishwasher Significant kitchen cabinetry Butler's Pantry Stone benchtops throughout bathrooms, powder rooms, laundry, Butler's Pantry, bar Shower with triple showerheads and seat Floor to ceiling bathroom tiles Freestanding tub with Mount Piper views Laundry with drying cupboard, gift wrapping station, laundry chute Mud room with individual lockers Theatre system with projector and screen Built-in dog bed in main living Grand master with parents retreat and bar Master suite with fully fitted out dressing room Private balcony off master Three bedrooms with built-in robes Significant storage and custom joinery Walk-in linen Ducted vacuum and kickers throughout Electric slab heating Wood fire Refrigerated ducted cooling to whole house Outdoor entertaining area with automated blinds, ceiling fans, concrete dining table Outdoor kitchen with built-in barbie, dishwasher, wine fridge, commercial ice machine, TV Bar with sink, wine fridge, LED strip lighting Tiled, self-cleaning infinity edge pool and spa Remco roll-out hard pool cover Travertine pavers Glass panel pool fencing Basketball half court Control room for tech CBUS Sonos audio system inside, outside, underwater CCTV with 30 cameras surrounding property Alarmed 15kW solar system Veggie garden Fruit orchard Chicken pen Dog run Garden shed 337,000L worth of water tanks Set back privately Quiet street 5 minutes to Kilmore 7 minutes to Broadford The initial appeal – An eye-wateringly luxe, 100 square, custom built showpiece on 8.64 acres, with state of the art horse facilities. Every single fitting, fixture and feature of this property has been meticulously planned and painstakingly thought over, down to the dedicated gift wrapping station, built-in dog bed in the main living area, commercial ice machine in the outdoor kitchen, and Lazy Susan on your new outside dining setting. The main attraction – Horse facilities and shedding: The all-weather sand arena with flood lights, all-weather surfaced round yard, brand new stables with rubber flooring, auto-water, swing out feeders ... shedding with every add on and extra you can imagine including a feed room, tack room, hot and cold cross tie wash bay, float parking, bike parking, workshop with 3 phase power, powder room and laundry. There's even secondary accommodation with two bedrooms, a living area, bathroom and a wood fire. Home and outdoor entertaining: The definition of a 'dream home,' with unbeatable 360 degree views out to the Dandenong Ranges and Mount Piper, the outdoor entertaining area with a kitchen and bar, and the pool – we really need a whole day to talk about this pool! It's a magazine-worthy [Best Homes Melbourne, Melbourne Pool + Outdoor Design, Poolside], tiled, infinity edged pool and spa that has nearly unbelievable tech. Firstly, it's fully automated and self-cleaning – it even emails reports and requirements to your pool company. It has a roll-out hardcover that doubles as a dancefloor for the kids, and an underwater sonar sound system so you can jive as you dive. Wind up for the best house-warming [and horse-warming] ever. Your journey here starts this Saturday.