

**12a Kestrel Place, Teesdale, Vic 3328**

**GARTLAND**

**Sold House**

Friday, 29 September 2023

12a Kestrel Place, Teesdale, Vic 3328

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1 m2**

**Type: House**

**\$1,450,000**

Less than seven years old, this contemporary home promises a blissful country lifestyle on approx. 4 acres and needs to be seen to be believed. Contact Michael today to arrange an inspection time. Mature gum trees line the driveway, creating a wonderful sense of peace and tranquility as you enter the property. The interiors feel just like new, with plantation shutters filtering the natural light and capturing the picturesque outlook. You'll love that the layout creates a wealth of space with three living zones and two main bedrooms. The open plan living/dining/kitchen zone creates a spacious setting for the whole family to enjoy, where you can snuggle up by the wood heater or open the sliding door onto the outdoor entertaining deck. Boasting a spa zone, this outdoor setting is the perfect place to enjoy fun-filled gatherings or peaceful evenings admiring the sunset. The front lounge is also graced with the double-sided wood heater, while the rumpus room creates a generous retreat for children and teens. The kitchen is beautifully appointed with stone benchtops, a walk-in pantry and island bench. Stainless steel appliances include a Miele dishwasher and Westinghouse 900mm oven/gas cooktop. Two main bedrooms (one with dual walk-in robe, one with singular walk-in robe) are located at opposite ends of the home, with both en suites showcasing large showers and external access. Three additional bedrooms with built-in robes share close access to the main bathroom, while the powder room and laundry complete the layout. Children have plenty of room to roam in the expansive backyard, where you can listen to the songs of the native birdlife or even spot a koala in a tree. The backyard could easily be used as a paddock for hobby farmers, with the property also home to another large paddock and two small paddocks. Ample off-street parking includes a remote triple garage and large work shed with an adjoining carport. Given the size of the land and the zoning of the property, the block also offers the potential for subdivision (STCA). Other standout features include zoned ducted heating/refrigerated cooling (controlled by MyAir app), ceiling fans, two solar panel systems, a kid's outdoor play area, self-watering garden beds, and a 22 500L rainwater tank with pump. A carefree lifestyle is yours to keep with the Teesdale General Store, Teesdale Primary School and sporting grounds within easy reach. Nature Conservation Reserves are moments away for outdoor adventures, while a short drive will find you in the heart of Bannockburn. The Geelong CBD is an approx. 30-minute drive away, while the Ring Road grants easy access to Melbourne. Potential rent return at \$650 - \$700 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.