

# 140 Green Gully Road, Glenlyon, Vic 3461



## Sold House

Friday, 1 September 2023

140 Green Gully Road, Glenlyon, Vic 3461

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 10 m2**

**Type: House**



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## Contact agent

Life doesn't get much better than this! If you are looking for a lifestyle property with breathtaking views over lovely gardens and green lush paddocks to the forest and mountain ranges beyond then we've got you covered, see the video and you will see what I mean! Whether inside looking out or sitting on the deck, it's hard not to be consumed by the natural beauty of this approx. 25 acre property. Drive through the double gates past the arena to the lovely, comfortable home where you will find an entrance hall leading to all the amenities. Natural light abounds in the open plan living zones with large north facing windows. The "U" Shape kitchen has bench seating, dining accommodates 10 and the living zone ample for comfortable family living. Keep your temperature regulated with the reverse cycle split system and for those colder months a wood combustion fire. The master bedroom is extremely generous with lovely views and a sliding door to a private deck and access to the garden. Walk through the robe to the generous ensuite with floor to ceiling window. You can shower with views to a private atrium area complete with natural waterfall and stream that flows past the bedroom window. The second and third queen size bedrooms both have BIRs and are served by a central bathroom. There is a separate large laundry with plenty of storage and access to the rear where you will find a remote controlled garage with roller door and access at the rear. What about outside? If you are looking for an expanded lifestyle then bring your horses and you'll find two gated shelters, an all weather surface dressage arena, 8 paddocks (3 to the rear of the house and 5 in front), a large dam and a large 3 door American style shed with concrete floor, 2 phase power, and floodlights on the exterior. Collect your own eggs from 2 x chook pens and the large Aviary may pique your interest. There is a Sproutwell green house, shade house, vegie Garden and the list goes on. There is plenty of water with approx. 40,000L to the rear which serve the house, 20,000L off the shed which can pump to the house if required, a 5000 L tank for the garden and a bore down to approx. 50 metres. Town power but also a new 6.6kw solar system. This is country dreaming at its best and less than 3 minutes to the fabulous Glenlyon General Store and 10 minutes to Daylesford. Features: Recently renovated/upgraded home on approx 24.88 acres with stunning views and lovely established garden filled with bulbs and self seeding annuals. Hardiplank Linea weatherboards New roof and guttering Double glazing throughout Wall and ceiling insulation throughout and under floor insulation in the living spaces Double Gate entry to all weather surface arena. Entrance Hall "U" shaped kitchen with bench seating, 60 cm oven and gas cook top, exterior electronic blind (west facing) Dining area accommodates 10+ with sliding door to the deck Family living space Reverse Cycle Split System Wood Combustion Fire Queen sized bedrooms 2 and 3 both with BIRs Central Bathroom, room to improve but fully functional and serviceable Large master bedroom with sliding door to deck and garden, reverse cycle split system, views to the north as well as glassed garden, electronic exterior blind (north facing) Walk through Robe Large ensuite with floor to ceiling window to private garden with fish pond and water fall Separate laundry with storage and access to the rear Double car garage with remote door on concrete pad with power as well as roller door access to the rear Large 3 door American style shed on concrete pad with 2 phase power and floodlights to the exterior 8 Paddocks Large Dam Full size all weather surface Dressage arena 2 gated shelters 2 x Chook pens Aviary Sproutwell Green House Shade House Vegie beds Town Power New 6.6KW Solar system Envirocycle Septic System- waste management treatment plant 3 step. serviced quarterly approx. \$360/yr Approx 60,000L of water over 5 tanks plus Bore down to approx. 50 metres Gas Bottles