

# 15 Roseleigh Pl, Wy Yung, Vic 3875

## House For Sale

Friday, 3 May 2024



15 Roseleigh Pl, Wy Yung, Vic 3875

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



Kim Ashwood



Kane Ashwood  
0439036412

**\$1,100,000**

Nestled in the picturesque Wy Yung, Victoria, 15 Roseleigh Place presents an extraordinary opportunity for families or retirees seeking an idyllic country lifestyle with the convenience of proximity to Bairnsdale CBD. This modern four bedroom house stands proudly on just over 3 acres of meticulously maintained land, offering a perfect blend of spacious living and the charm of rural serenity. As you step inside this stunning home, you're greeted with an impressive sense of space, accentuated by the 2700mm high ceilings and solid timber floors throughout. The heart of the home is the spacious open-plan kitchen, living, and dining room, with the living area featuring a cosy wood fire that adds a touch of winter ambiance. The kitchen boasts sprawling stone look benches, an abundance of storage, and quality Smeg appliances, seamlessly flowing into a large pantry. For those who love to entertain, the dining room extends onto an enormous decked indoor/outdoor entertaining area, ideal for year-round enjoyment. The thoughtfully designed floor plan places the master bedroom at one end, ensuring privacy, while the remaining three bedrooms are grouped around a large second living area, creating a separate retreat. The stylish family bathroom features a free-standing bath, adding a splash of luxury. Outdoors, the fully secured yard is perfect for pets, while the vast, fully insulated shed (11m x 15m) with 3-phase power is ideal for storing caravans, boats, or acting as a workshop. The property is tailor-made for keeping a horse or small livestock, with a well-established garden that includes a variety of fruit trees and a dedicated vegetable garden area. With close proximity to schools, shopping, and childcare centres, and the peace of mind of a Builder's Warranty, this home is a true gem awaiting its next cherished owners. For a private inspection, telephone Kim Ashwood on 0421868147 at ASHWOOD & ASSOCIATES REAL ESTATE. Property Code: 247