

# 170 Benson Road, Gisborne South, Vic 3437

**BOUND**

## House For Sale

Friday, 17 May 2024

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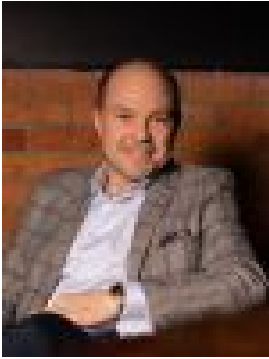
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 4 m2**

**Type: House**



Rhys Nuttall

**\$3,300,000-\$3,500,000**

**“Why We Like the Property” (agent perspective)** This property is a true gem that combines modern sustainability with timeless elegance. The 19kW battery storage and 10kW solar panels make it exceptionally energy-efficient, catering to eco-conscious buyers. The underground concrete water tank with a 130,000-litre capacity ensures a self-sufficient water supply, further enhancing its appeal. The American oak engineered wide flooring and solid hardwood windows and doors provide a luxurious touch, while the double-glazed windows and doors offer excellent insulation. The thoughtful design, including veranda eaves that allow winter sun while blocking summer heat, adds to the comfort and energy efficiency.

**“What the Property Offers” (property perspective)** This exquisite home boasts a range of high-end features that ensure a luxurious and comfortable lifestyle. The guest bedroom, with its ensuite and built-in robes, offers a private retreat, while the master bedroom features French doors opening to stunning views and a spacious bathroom. The large study, with its serene view of the trees, provides an ideal workspace. The open plan living and dining area, anchored by a large kitchen with a 3m island bench and butler’s pantry, is perfect for entertaining. The bathrooms are adorned with custom Brodware brass taps, Gessi sinks, and architectural Spanish and Italian tiles, creating a spa-like experience. The kitchen features a handmade fireclay sink and top-of-the-range stone benchtops, ensuring both beauty and functionality. Additional features like the solid oak mudroom bench seat and the attic space with a pull-down ladder for extra storage make this property incredibly practical.

**“What You Love About the Property” (vendor perspective)** As the vendor, what you will love most about this home is its seamless blend of luxury and sustainability. The solar panels and battery storage mean you'll rarely worry about energy costs, and the massive underground water tank ensures you always have access to pure, filtered water. The American oak flooring and solid hardwood features give the home a warm, inviting feel. The clever design of the veranda eaves means your home is always at a comfortable temperature, no matter the season. Inside, the wood fire heater provides cozy warmth, and the high ceilings add a sense of spaciousness. The elegant bathrooms and kitchen, equipped with the finest fixtures and materials, make everyday living a pleasure. The additional storage space in the attic and thoughtful details like the solid oak mudroom bench seat add to the home's practicality, making it a truly delightful place to live.