

# 20 Lester Drive, Nyora, Vic 3987



## House For Sale

Monday, 3 June 2024

20 Lester Drive, Nyora, Vic 3987

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 4 m2

Type: House



John Patterson

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**\$1,600,000 - \$1,750,000**

One Agency Country to Coast proudly presents 20 Lester Drive to the market. This outstanding property offers an exceptional lifestyle opportunity for the entire family. Magnificent 4-Bedroom Family Home on Gently Rolling 10 Acres

**Key Features:**

- **The Home:**
  - **Spacious Living:** This magnificent family home features 4 large bedrooms. The spacious master bedroom includes an ensuite, a walk-in robe, and direct entry to the north-facing deck. The remaining 3 bedrooms, all with built-in robes, are serviced by a modern bathroom.
  - **Well-Appointed Kitchen:** The kitchen, centrally positioned as the hub of the home, is equipped with quality appliances throughout, ideal for entertaining.
  - **Multiple Living Zones:** Enjoy multiple living zones including a dining area, family and living zones, a spacious lounge area, and a massive rumpus room for the kids.
  - **Year-Round Comfort:** The home offers all the creature comforts, including split system air conditioners, ceiling fans, and a log fire to suit all seasons.
  - **Outdoor Entertainment:** Perfect for hot summer days, the large north-facing outdoor entertainment area and veranda overlook the salt-chlorinated swimming pool. The pool area is surrounded by tropical gardens and offers stunning views over the property and the Bunyip State Forest.
  - **Energy Efficiency:** A 36-panel solar system services a 12kw battery, providing significant energy savings.
- **The Farm:**
  - **Extensive Shedding:** The property boasts a large range of shedding, including a 16x8m implement shed (lockable), a 6x12m storage shed, a dog compound, and a chook enclosure.
  - **Cattle Facilities:** The farm features cattle facilities servicing 6 paddocks and multiple holding yards.
  - **Water Supply:** The property has a holding capacity of 105,000 litres of fresh water and a large dam.
  - **Quality Pastures:** The property is well-fenced with quality pastures and plenty of shelter throughout.
- **Location:**
  - **Centrally Located:** This property is conveniently located on a sealed road within 10 minutes to Lang Lang\*, 15 minutes to Poowong and Korumburra\*, and 30 minutes to Drouin and Pakenham\*.

For your private inspection, please call John on 0413 565 408.\*Approximately