

20 Lyrebird Avenue, East Warburton, Vic 3799

VAL NICHOLS

Acreage For Sale

Saturday, 13 April 2024

20 Lyrebird Avenue, East Warburton, Vic 3799

Bathrooms: 2

Parkings: 10

Area: 4 m2

Type: Acreage



Val Nichols



Eileen Nichols
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Price range \$1,350,000 to \$1,400,000

10 acres including 4 acres of restful parkland and the remainder being pristine forest. A superb hills retreat with separate and income producing guest accommodation or a permanent home with extended family living options. An 8 minute drive to Warburton township, a bit longer on the bike. Stroll 400m to the Yarra River or just sit on the verandah and enjoy the peace and quiet with not a house in sight. A highly regarded Primary School is just down the road. Hundreds of metres of bushland walking trails on the property, animals and birds to watch and listen to. Observe nature just being what it is and not disturbed. The vendors have treasured and maintained the property for the last 23 years and also utilised the ambience to work from home. Business Grade NBN is connected. Entry is via an impressive and hand-crafted timber door. Formal lounge and dining room, separate and inviting family room with wood heating, country size kitchen, 4 bedrooms, en suite, family bathroom, intriguing conservatory to sit and relax. Ducted gas heating plus electric split system. Secondary glazing throughout for superior thermal and acoustic efficiencies. Double garage on the lower level. Mains water connected plus combined 70,000lt. storage in 4 tanks. A separate 2 storey barn and studio complex caters for guests on the top level and another double garage/workshop or studio on the lower level. The guest accommodation is fully self-contained with kitchenette, dining, bathroom, lounge and bedroom area. It opens onto a large balcony overlooking the property and surrounds with postcard views of Mt Victoria on the opposite side of the valley. Split system heating and cooling, fully insulated, secondary glazed. Several sheds for machinery and gardening. Large timber observation deck. The Barn Studio is currently listed with Airbnb. Search for "The Barn Studio at Canta Libre" for a virtual visit to sample in pictures what words cannot describe and share what guests have said of their stay at Canta Libre. Inspection by appointment.