

# 21 Chandler Road, Gruyere, Vic 3770

## House For Sale

Friday, 2 February 2024

21 Chandler Road, Gruyere, Vic 3770

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 2 m2

Type: House



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**\$1,080,000 - \$1,180,000**

Breathtaking Yarra Valley views form an enviable backdrop for this pristine family home, while its serene setting on 20,285sqm approx. ensure the family's dreams of a tranquil lifestyle are easily achieved. Revealing all the essentials required for a successful family lifestyle, the home's warmly welcoming interior offers a stylish lounge and adjoining dining room with ceiling fan, recessed speakers and a warming combustion fireplace, served by a stunning kitchen that serves the family with Westinghouse appliances, Bosch dishwasher and a breakfast bench and if you feel the need to upsize, there are approved plans to extend and create a 'forever home'. Step outside for exceptional entertaining on the deck, where knock-out, panoramic views sweep across the Yarra Valley and engage the senses to create a breathtaking atmosphere for celebrations or everyday relaxation. From here, step down to the massive yard that wraps around the home and offers a secluded ambience with a host of gum trees providing a bushland backdrop. Entertaining continues at the front of the home, where you'll find a large gravel area, ideal for the firepit, along with a huge garage/mancave that features work benches, ceiling fan, combustion fire, mezzanine storage and four roller doors. Flowing over carpet, the three robed bedrooms each feature mirrored built-in-robos and are conveniently serviced by a family bathroom with toilet plus a full-sized laundry, while plans and permits have been approved for an additional 7sqm of living, including a 4th bedroom, 2nd bathroom and 2nd living space. Further enhanced by ducted heating, refrigerated air conditioning, split system air conditioning, three huge water tanks, wood shed plus a double carport. Wonderfully quiet and serene, the home affords ultimate seclusion, while remaining within easy reach of Seville's cosy cafes and shops, a plethora of world class wineries, Warramate Hills Flora and Fauna Reserve, walking/cycling trails, Gruyere Primary School, Yarra Hills Secondary College and Lilydale township.