

# 21 Einsporns Road, Ashbourne, Vic 3442



## Sold House

Tuesday, 12 March 2024

21 Einsporns Road, Ashbourne, Vic 3442

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4 m2**

**Type: House**



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**\$1,300,000**

\*Access is via Donalds Road Woodend, not as per GPS directions through Daniels Road\* Less than a 10-minute drive from the charming township of Woodend, this idyllic family home is nestled within the verdant embrace of Ashbourne, offering a true haven for those yearning for an authentic tree change. Positioned on over 10 acres of sprawling countryside, this double-storey residence is a testament to both spacious living and the allure of rural tranquility. As you approach the residence, a lush expanse of greenery welcomes you, setting the stage for a genuine escape. The two-story abode boasts five bedrooms, each exuding warmth and comfort. The expansive kitchen, open dining area, and inviting living room on the ground floor create an atmosphere of familial togetherness, complemented by a separate lounge or media room featuring a cozy wood combustion heater. Ascending to the upper level unveils a grand master suite, adorned with a generously sized robe, an ensuite, and a private balcony that opens up to breathtaking panoramic views. The interconnected living space on this floor seamlessly links the master suite, additional bedrooms, and a well-appointed guest bathroom. Throughout the home, two wood combustion heaters and two split systems ensure a snug ambiance, while additional features such as a 3.8 Kw solar system, a wastewater treatment plant, and rainwater tanks boasting a capacity of 100,000 litres contribute to sustainability. The outdoor allure of this property is equally captivating, with an inviting entertaining area leading to a fully fenced pool zone, providing the perfect setting for relaxation and recreation. Beyond the home, discover an integrated two-car garage, a charming cubby house, a serene pond, a functional chicken coop, a hot house, and a versatile workshop space. Conveniently located near rail and freeway access to Melbourne, and just 40 minutes away from Melbourne Airport, this property offers not just a home but a lifestyle defined by rural beauty and modern conveniences.