

**223A Smiths Lane, Cranbourne South, Vic 3977**

**McGrath**

**Acreage For Sale**

Tuesday, 9 April 2024

223A Smiths Lane, Cranbourne South, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 9**

**Area: 1 m2**

**Type: Acreage**



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**\$2,750,000 - \$2,995,000**

Nestled amidst the lush landscapes of Cranbourne South, this expansive four-bedroom semi-rural retreat promises a lifestyle of serene luxury for families and tradespeople alike. The meticulous quality built limestone residence sprawls over a hectare of private acreage, marrying functional elegance with a seamless work-from-home environment. The approach along the majestic bitumen driveway, flanked by manicured Manchurian pears, box hedging and river rocks, sets the tone for this haven of tranquillity. Lead-light doors beckon you into a grand entry, where a spectacular turret feature overlooks the family room and its adjacent, sun-kissed exposed aggregate courtyard. Comfort and sophistication radiate throughout, from the generous master suite with its opulent ensuite and dual rainfall showers, to the three additional double bedrooms adorned with sheer curtains and ample storage. Ceramic tiling, Caesarstone finishes, and a commodious laundry add to the home's practical allure, whilst quality carpets, 9ft ceilings, and LED downlights infuse a touch of grandeur. The heart of the home is an open-plan designer kitchen, complete with stainless appliances and walk-in pantry, seamlessly flowing into the family and dining spaces. Entertainment is effortless and stylish, thanks to the covered alfresco area boasting polished concrete, stacker doors, and a feature wood heater, not to mention the built-in Weber BBQ and bar fridge. Outdoors, the solar-heated, salt-chlorinated pool, set against the elegance of Limecrete paving and glass fencing, invites relaxation, complemented by a chic cabana and convenient outdoor toilet facilities. For the active, there's an in-ground trampoline and half basketball court to enjoy. Facilitating the practicalities of semi-rural living, the property includes a barn-style machinery shed with home office, NBN connectivity, off-street 3-phase power, and a double garage with internal access. Energy efficiency is paramount with 10kw solar panels and solar hot water supported by a gas booster. A 22,500-litre rainwater tank, mains water, and a septic treatment plant ensure sustainability, while bottled gas services the hot plates and gas log fireplace. This is an opportunity to acquire not just a home but a lifestyle, where every feature is meticulously crafted for enjoyment and ease. A true paradise awaits the discerning buyer.