

**238 Grahams Road, Lancefield, Vic 3435**



**House For Sale**

Friday, 31 May 2024

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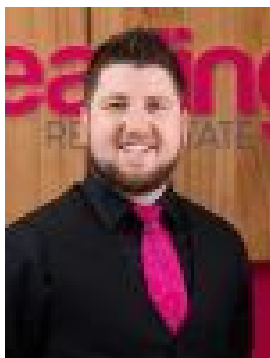
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 5 m2**

**Type: House**



Trent Mason  
0397442244

**\$2,600,000 to \$2,800,000**

**\*\* WATCH OUR VIDEO PRESENTATION \*\***Nestled on approximately 5.7 hectares, this near-new custom-built home epitomizes the pinnacle of country character and luxurious lifestyle living. From the moment you enter through the custom feature gates, an asphalt driveway bordered by meticulously designed garden beds leads you to a fork, offering the choice to head towards the exquisite residence or the expansive shed and storage area. This bespoke property boasts four bedrooms, two bathrooms, a study, four living zones, and three alfresco entertaining areas, making it truly one of a kind. Upon entering, you'll be captivated by the grandeur of the main living zone, featuring elevated 6-meter ceilings with exposed beams and a striking fireplace set into a stone pier. Large windows and triple stacking sliding doors flood the space with natural light, offering stunning views in every direction. Overlooked by the meals and kitchen area, this zone serves as the true heart of the home. Adjacent to the main living area, a carpeted zone provides the perfect playroom for kids or an additional TV area. A third living zone serves as a retreat between the bedrooms, ideal for a sitting room or an extra study area. The fourth space, located near the garage, is currently set up as a man cave with a bar area and lounge, providing excellent separation for hosting gatherings. The kitchen is a chef's dream, featuring 40mm stone benchtops with waterfall edges and inbuilt drip channels, an undermount sink, shaker-style doors with soft-close, a 900mm upright oven with gas cooktop, a herringbone splashback, a custom timber feature pendant light, and a walk-in pantry with an additional fridge cavity. The master bedroom, located at the end of the home, offers stunning views of the yard and direct access to a private alfresco area. It includes a large walk-in robe and a full ensuite with a walk-through shower, a free-standing bath, twin vanities, and ample storage. The remaining three bedrooms, all equipped with built-in robes, are situated close to the master and share a central bathroom and a separate toilet that doubles as a powder room. \*Additional Features Include: \*- A beer garden with tables, fairy lights, and a BBQ area with power.- A picturesque dam with an exposed natural timber hut and jetty.- Irrigated lawns and garden beds surrounding the home.- A powered shed approximately 30x15 meters, with an 8x15 meter fully enclosed area and mezzanine storage.- A large, mulched, and fully fenced children's playground.- Zoned refrigerated heating and cooling.- An oversized 8m x 8m garage with internal access and dual roller doors.- 28.9kw solar system with 19.8kw battery back up- 100,000 liters water tank storage off the the house and 50,000 off the shed- bore water available With more features than can be listed, this home is not to be missed. Avoid the stress of building and step into your dream home today. Book your private tour by calling Trent Mason on 0433 320 407.