

**2750 Frankston-Flinders Road, Balnarring, Vic 3926**

**KAY & BURTON**

**Sold House**

Friday, 25 August 2023

2750 Frankston-Flinders Road, Balnarring, Vic 3926

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Ruth Williams  
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## Contact agent

Set on a lush five-acre allotment this home sits perfectly within its peaceful surrounds. A blend of rustic country charm and modern convenience sited just moments from Balnarring Village. Attractive established gardens feature specimen trees including Oaks, Maples, Birch and a variety of fruit trees providing privacy and a sense of calm. The cottage exudes country style with rich hardwood floors, timber lined ceilings and solid timber joinery incorporated with a modern kitchen, two spacious living areas, three bedrooms including master with a private ensuite. Wide verandas, an expansive undercover outdoor entertaining area with wood fire and fully fenced horse paddocks are some of the bonuses. 20 solar panels, split system AC and a wood heater provide year-round comfort while keeping expenses low. Ample water supply is provided with 22,700L water tank, a bore which supplies paddocks and gardens and a picturesque private dam with willow lined banks. A fabulous separate barn consists of open plan and mezzanine spaces suitable for a variety of uses including a spacious studio/workshop, extensive garaging or extended living space. 'Willow Grove' is a rare 5-acre gem, offering the best of rural living, moments from Balnarring and within easy access to local beaches, schools, world class wineries and restaurants, approx. one hour from Melbourne.