

35 Bouchiers Road, Kangaroo Ground, Vic 3097



House For Sale

Tuesday, 30 April 2024

35 Bouchiers Road, Kangaroo Ground, Vic 3097

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 9 m2

Type: House



James Hatzolos
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Expressions of Interest | \$2,300,000 - \$2,500,000

A 24 acre dream of rolling paddocks, eye catching gardens and a front row vista of the Yarra Ranges is the idyllic setting for this warmly inviting family residence. Sitting atop a ridge that is only 400 metres from the banks of the Yarra River, a long, sealed driveway to the house reveals an attractive façade embraced by extensive verandas. Owned by the one family since 1968, the picturesque views provide a relaxing backdrop to the very large living zone. At one end a gourmet kitchen is fitted with stone benches and a stone island, a butler's pantry and Bosch/Asko appliances. With French doors leading to the alfresco terrace, the dining area flows to a living room, TV sitting area and generous lounge room featuring a wood heater. Off the lounge room is a comfortable and airy study. Designed with four bedrooms and two bathrooms, it includes a master bedroom offering outstanding privacy, a walk-in robe and a dual vanity ensuite. In the children's wing there are three bedrooms and a tiled bathroom. In a separate extension, the vast rumpus room boasts a storage room/cellar. Other highlights include evaporative cooling, gas heating, two split system air conditioners and a triple carport. The property has water storage of nearly 60,000 litres of fresh water and two dams. Three pumps facilitate automatic water systems for the house and garden. There are two paddocks, a horse manege and several sheds, including a tractor shed and garden storage. On the cusp of the Yarra Valley yet only 25 Kilometres from the city, the property is close to Kangaroo Ground Primary School, Eltham College and vibrant Warrandyte Village. In conjunction with Paul Murphy Director Murphy Jacobs Property Advocates 1300 891 760