

**40 Rangeview Road, St Andrews, Vic 3761**



**Sold House**

Monday, 28 August 2023

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**Bedrooms: 5**

**Bathrooms: 3**

**Area: 1 m2**

**Type: House**



Lorraine Grimshaw  
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## Contact agent

SOLD by Jellis Craig. Selling in conjunction with Raveche Property. Sitting on the high point of 3.6 acres (approx.), this warm and welcoming home offers a brilliant opportunity to secure easy-to-manage acreage where you can enjoy an enviable rural lifestyle without being tied to it! Delivering privacy and leafy seclusion, this calm and quiet sanctuary is a true lifestyle haven and a celebration of rural tranquillity and future scope. Solid timber finishes to cabinetry and benchtops bring a warm ambience to a kitchen that anchors a spacious meals area that makes the seamless connection to a lounge. Complete with timber floors and a wood fire heater; it offers stunning views across rural spaces. Stretching all the way to the city skyline that is spectacular at night, they are sure to leave a lasting impression with friends and guests, a relaxing backdrop that will give you endless enjoyment. Partnering the rooms with a view on the entry-level are three bedrooms, including a main, enhanced by soaring timber lined ceilings includes a walk-in robe and a sleek contemporary ensuite. Tucked away on the ground floor are two further bedrooms sharing the family bathroom, a large teen-retreat with a woodfire heater, and a generous open study ready to cope with working from home. A paved alfresco area sits adjacent to a sparkling pool, both enjoying a rural backdrop that will enhance any event and a relaxing splash. Extras, including connection to the NBN, split system unit complementing the woodfire heaters, ducted vacuum, fitted laundry with chute, kitchen with double oven and butler's pantry add to the internal appeal. Complementing the house are a large shed, smaller shed, wood store, dam, secure dog run, chicken coop and a fenced paddock perfect for a pony or two!