

# 46 Axedale - Goornong Road, Axedale, Vic 3551

## House For Sale

Wednesday, 17 April 2024



46 Axedale - Goornong Road, Axedale, Vic 3551

Bedrooms: 4

Bathrooms: 3

Parkings: 8

Area: 8 m2

Type: House



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**\$1,900,000 - \$2,090,000**

Occasionally, a truly exceptional property prepares to change hands and becomes available to a discerning buyer. This special family home is perfect for anyone desiring an outstanding lifestyle change. Depicting an air of grandeur, this stunning lifestyle property will captivate you with its unparalleled beauty, luxury and sophistication. The unique Italian inspired villa sits high on the banks of the beautiful Campaspe River at Axedale. It offers executive living, timeless design and the ultimate in entertaining space. The home is set on over 8.6 hectares (21.3 acres) within a professionally landscaped garden of mature ornamental trees, manicured lawns, natural stone paving, feature rock walls and a magnificent fountain. The entrance to the home is through double glass doors with beautiful slate tiled floor throughout the kitchen/ living area. The home has 4 bedrooms and three bathrooms. The spacious master has a WIR and ensuite. The large upstairs bedroom has a BIR, ensuite and an adjacent smaller room which could be used as a study or a fifth single bedroom/nursery. The two downstairs bedrooms have BIR's and share the family bathroom which has a beautiful clawfoot bath, shower and ornate marble top timber vanity. The contemporary white kitchen featuring a 900 mm freestanding dual fuel Blanco stove, dishwasher, Caesar stone bench tops has a beautiful view of the sparkling heated inground pool and entertainment area. The laundry has extensive cupboards and bench space which also serves as a butler's pantry. The family room and formal lounge room command breathtaking views of the river through large bay windows. The home is heated & cooled by electric wall heaters, 2 split system air conditioners, evaporative air conditioning throughout, large solid fuel wood fire in the kitchen/living area and a gas log feature fire in the formal lounge. The property is almost all electric powered with more than 16kW of ground mount solar panels. Also connected to the house is 30kW of lithium batteries making power bills minimal and no worries with any power outages – all whilst connected to the grid. Two large concrete rainwater tanks provide water to the home and the beautiful gardens are watered by a 2 ML S&D water right from the Campaspe River. A recent addition to the home is a 12 x 12m colorbond shed with concrete floor and two remote roller doors. The property boasts ample shedding for housing cars, caravan and farm machinery and a two-car brick garage. Complete security is provided with remote controlled front gates and security cameras around the home. There's easy access to the river for fishing, boating and kayaking. Platypuses are regularly sighted in this peaceful area. Despite offering utmost privacy, this sanctuary from the world beyond is less than 1km from the Axedale township. It has a primary school, service station/post office, cafe and the historical Axedale tavern. The Axedale golf course and O'Keefe bike trail are less than a 5 minute drive. It's also an easy drive to Melbourne's northern suburbs, and approximately 20 minutes to Bendigo.