

**485 Scanlons Drain Road, Catani, Vic 3981**

**House For Sale**

Wednesday, 20 March 2024



485 Scanlons Drain Road, Catani, Vic 3981

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



Sam Visca

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Harrison Hoskins

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**\$1,280,000 - \$1,350,000**

Welcome to your dream country retreat! Situated on a sprawling 2-hectare block, this exquisite acreage property offers the perfect blend of comfort, luxury, and rural charm. As you step inside, you're greeted by the spaciousness of this magnificent home. Boasting four bedrooms, each equipped with built-in robes, this residence ensures ample space for the entire family or guests. The master bedroom is a sanctuary unto itself, featuring a generously-sized walk-in robe and a luxurious ensuite bathroom, providing the ultimate haven for relaxation and rejuvenation. Entertaining is a breeze with two expansive living areas, providing versatility for both formal gatherings and casual relaxation. Need a quiet space to focus or work from home? Look no further than the dedicated study room, offering privacy and tranquility. No matter the season, you'll stay comfortable year-round thanks to the split system cooling and heating throughout the home. Plus, with 5kw solar panels powering your abode, you can enjoy energy-efficient living while reducing your carbon footprint. For the equine enthusiast, this property is a dream come true. With five well-appointed paddocks, including a professional-grade horse arena, your beloved horses will thrive in their new home. The paddocks are equipped with electric fencing for added convenience and security. Storage is abundant with a spacious double car garage, perfect for housing vehicles or outdoor equipment. Additionally, there's a feeding hay shed and two garden sheds, providing plenty of space to store tools, supplies, and more. Convenience meets functionality with three-phase power available in the sheds, ensuring you have the power you need for any project or hobby. Plus, 80,000L in water tanks on the property, you'll have peace of mind knowing you have a reliable water supply for your household needs and outdoor activities. Escape the hustle and bustle of city life and embrace the tranquility of lifestyle living at this exceptional acreage property. With its abundance of features and picturesque surroundings, this is more than just a home—it's a lifestyle. Don't miss your chance to make this rural retreat your own! Schedule a viewing today and experience the serenity for yourself.