

# 5 Reservoir Road, Monbulk, Vic 3793



## House For Sale

Friday, 3 May 2024

5 Reservoir Road, Monbulk, Vic 3793

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2837 m2

Type: House



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Elliot Bell

**\$1,150,000 - \$1,245,000**

Nestled among the tranquil outskirts of Monbulk in a quiet cul-de-sac, this fully renovated ranch-style home offers a captivating blend of modern comfort and countryside charm with plenty of bespoke touches adding further allure. Set against a backdrop of farmland vistas, the property exudes a serene ambiance, inviting residents to embrace a peaceful lifestyle yet is just 5-minutes from the lively main street. With every detail meticulously considered, this turnkey property offers the ultimate blend of modern convenience and rural tranquillity whether you're seeking a tree change or a place to call home for years to come. Situated on a sprawling flat corner block, the property boasts an expansive circular driveway that welcomes you home with open arms and offers parking for multiple vehicles, trailers, boats and caravans. Beyond, a lush landscape dotted with fruit trees and firepit zone adds a touch of rural charm, while a quaint chicken house hints at the possibility of farm-fresh eggs each morning. It's a serene haven that delivers a country paced lifestyle yet is well connected to everyday amenities. Inside, the home's interior is bathed in natural light via raked ceilings and floor-skimming windows that frame picturesque views of the gardenscape. A cosy wood fire in the living room provides warmth and ambiance on chilly evenings, inviting you to unwind in comfort and style. For the crowd, the stunning kitchen performs with sleek cabinetry, Caesarstone benches, soft close drawers and a showpiece 110mm Falcon classic cooker. Floor to ceiling cabinetry framing a French door fridge space will keep life clutter free and a breakfast bench is the perfect spot for casual eats or a morning brew. Seamlessly connected for effortless entertaining, a lavish semi-covered alfresco deck beckons for leisurely gatherings or large-scale soirees as you watch the kids soak up the sunshine on the lush lawn. Back inside, a master bedroom awaits with its skylit ensuite poised behind a chic barn door offering a private retreat for relaxation and rejuvenation. Two additional bedrooms are serviced by a stunning family bathroom resplendent with a luxurious spa bath to enjoy at day's end and a monsoon shower. Meanwhile, a versatile study or potential fourth bedroom offers flexibility to suit your lifestyle needs. The property also features ample shedding and plans and permits for more! Located minutes from Monbulk township loved by families for its fine village lifestyle, you will find first-class cafes, restaurants, supermarkets and specialty stores and Monbulk Primary School. You are also just a short drive to the Aquatic Centre, Sassafra Creek Walk and Monbulk College. Don't delay. Enquire today.

**At a Glance:**

- 3-bedroom, 2 bathroom fully renovated family home on a 2837m<sup>2</sup> corner block.
- Study/fourth bedroom for those who work from home/remote workers.
- Laundry with Dutch doors to the deck.
- Striking exterior wrapped and well-insulated with new Colorbond cladding in a modern Monument palette.
- Master with ensuite in a private zone.
- Front verandah overlooking gardens that feature stunning Japanese maples and a weeping cherry tree.
- Hydronic heating and split system air conditioning for seasonal comfort.
- New carpet and flooring.
- Double glazed windows.
- Motorised blinds in living/kitchen.
- Outdoor power connections and floodlights.
- Ample parking options for multiple vehicles including caravans, boats or work vehicles in the circular drive plus corner access to Anderson St.
- 7m x 3m Colorbond shed.
- 6m x 3m Garden shed
- Approved plans and permits for a 15m x 10m x 4.9m shed on the Anderson Street corner.
- 3 Water tanks totaling 24,000L
- Side access to the rear full-fenced yard.
- Fruit trees including lemon, lime, orange, almond, guava, peach, apple and finger lime.
- Established veggie garden
- German engineered solar power system.

**Disclaimer:** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.