

**6 Daruma Way, Batesford, Vic 3213**



**House For Sale**

Friday, 17 May 2024

6 Daruma Way, Batesford, Vic 3213

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 9285 m2**

**Type: House**



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**\$1,990,000 - \$2,180,000**

Welcome to your private family resort, offering stylish contemporary living and outstanding entertaining, set on lush grounds occupying 9,285m<sup>2</sup> (approx.). Showcasing multiple living and entertaining zones within the home, along with an amazing array of outdoors spaces, this property offers a lifestyle of pure enjoyment you will never want to leave! Enjoy a luxurious rural setting, less than 10 minutes from the outskirts of Geelong, with easy access to local schools, 7 minutes (approx.) from Kardinia International College, moments from the ring Road for convenient access to Melbourne or the coast, and 16 minutes (approx.) from the CBD, this location combines country tranquillity with city convenience for the ultimate in family living. Arrival at the tree-lined property leads you to a circular driveway revealing a modern homestead-style façade. Inside, the wide entry hall leads you through to the light-filled open plan kitchen, dining and living, featuring a beautiful wood fire heater for a cosy ambience, plus split system heating and cooling for year-round comfort. The quality kitchen features a large island, waterfall stone benchtops, quality appliances including 900mm oven and gas cooktop, dishwasher, excellent storage provisions, large walk-in pantry, and elegant pendant lighting. An adjoining rumpus room provides a great space to send the kids to play, and a third living area offers a quiet room to retreat and relax, or work from home. Comprising four bedrooms, the luxurious master features large walk-through robes and ensuite with double vanity, quality fittings and finishes, and separate wc. Three further bedrooms are zoned in a separate wing, all include built-in robes, serviced by a stylish family bathroom and separate powder room. Additional features include large laundry with linen storage, additional walk-in linen closet, and double garage with direct internal entry, further contributing to the fantastic functionality of the home. Outside offers a selection of spaces to entertain, play, or luxuriate in the sun. The undercover alfresco enjoys an easy connection with the living, allowing for effortless entertaining in a private and sheltered setting. The stunning inground magnesium solar-heated pool is accompanied by a gazebo, perfect for poolside lounging, a lush lawn area accommodates a fantastic playground for the kids to enjoy hours of fun, and a landscaped firepit offers an alternative space to gather with family and friends. The enormous 235m<sup>2</sup> (approx.) shed allows parking for 6 vehicles, boat, van, trailer, storage of equipment or workshop space. It also includes an expansive entertaining room with wood fire heater, built-in bar facilities with sink, ceiling fans, and a vibrant rustic atmosphere perfect for a party with friends. Beautifully maintained established gardens, veggie beds, garden shed, and a chicken coop complete this wonderful family sanctuary. Designed for the ultimate family lifestyle, few properties offer the outstanding array of luxuries and facilities delivered in this exceptional home. Beautifully presented and waiting to be enjoyed, don't miss your chance to make this extraordinary residence yours!