

69 Lerderberg Park Road, Merrimu, Vic 3340

House For Sale

Wednesday, 6 March 2024

BOUND

69 Lerderberg Park Road, Merrimu, Vic 3340

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 2 m2

Type: House



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\$1,950,000-\$2,145,000

“Why we like the property” (agent perspective)Serenely set within a private acreage perfectly designed for multi-generational family living. A sweeping drive leads to this expansive single-level family home plus lovely two-bedroom house with wide views over the Bacchus Marsh valley, while a large flat area on the lower part of the 7-acre property would be ideal for extensive sheds, orchard, or horses.“What the property offers” (property perspective)Designed and built just as Australian architecture was developing its own individual style more suited to this landscape and seasons, the main residence is oriented for superior energy efficiency to take in the warmth of the sun during winter and designed to protect from the harshest of summers. A generous floorplan highlights expansive living and dining, with a soaring, timber-lined cathedral ceiling in the spacious living area, which is framed by large format glazing capturing the surrounding views. The Master bedroom has an ensuite and walk-in wardrobe. The centrally-placed study, dining room, and kitchen with induction cooktop and Miele appliances, lead to the accommodation wing, which has three more generous bedrooms and a bathroom plus spacious laundry. The outdoor entertainment area and gardens feature an in-ground Bionizer (chlorine-free) swimming pool.The property is set privately with a northerly aspect to the outdoor entertaining and pool area, with established gardens including an array of fruit bearing trees. A delightful sunroom leads to a large double garage and generous workshop. Apart from a welcoming Norwegian wood heater in the living room, the home is all-electric, with solar hot water, 5kW solar panels with battery, reverse cycle air conditioning and a ducted vacuum system.The smaller house has open plan living and dining, separate kitchen with European laundry, bathroom, and carport offering superior independent living – a place of safety and independence for senior family or adult children or as an added income stream. This residence has its own 3KW solar system, split system heating/cooling, with separate entrance and extra car parking.“What you love about the property” (vendor perspective)We’ve loved the lifestyle and independence afforded by a property that was designed for generational family living. The property sits upon an elevated vantage point so that it overlooks the surrounding market gardens and Bacchus Marsh Valley, giving a completely private outlook.The home’s orientation ensures that the entertaining areas are bathed in natural light, and lead to the outdoor entertaining area beautifully. Lots of space and independence for all family members to have their own private space on the one property.