

**7 Bellellen Road, Black Range, Vic 3381**



**House For Sale**

Friday, 3 November 2023

7 Bellellen Road, Black Range, Vic 3381

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Area: 45 m2**

**Type: House**



Hayley Cox

0353522303

## EOI - closing 29th November, 2023 @ 12pm

Expressions of Interest closing Wednesday 29th November, 2023 at 12 noon. (unless sold prior). Looking for an executive home on farmland then look no further! Here is a 6 ½-year-old steel frame home that sits on approx. 113 acres of farm-zoned land that includes a land lease of 27 acres along Basin Creek; offering a tranquil retreat with breathtaking panoramic views of both Black Range and the Grampians, from Mt William and Redman's Bluff around to Mt Zero. The property is fenced into four zones: two with creeks and 50 acres of revegetation; a cleared paddock of 30 acres with some large trees and a spring-fed dam which is currently agisted; and the house paddock with a recently constructed, compacted gravel 800m driveway and two quality sheds. The house is a testament to quality and comfort, featuring a stunning kitchen with Caesar stone benchtops, top-of-the-line appliances including a large, 90cm Ivie bottled gas cooktop & electric oven, dishwasher, built-in wine fridge and ample storage. The large kitchen window frames the picturesque farmland and the most stunning mountain views of Black Range. The open space kitchen, dining and living area creates a spacious and inviting environment. The heart of the home boasts an Alderlea cast iron freestanding wood heater, polished stone floors, and a split system for climate control. The L-shaped design creates separate zones for the generously proportioned master bedroom and second bedroom, both of which open to the outdoors and have stunning views. The master bedroom has wall-to-wall built-in robes and a beautiful ensuite with a large walk-in shower and vanity. The main bathroom offers a vanity and another walk-in shower. The laundry is well-appointed with ample storage offering direct access outside to the double undercover carport. All benchtops are Caesarstone. The house features commercial-grade windows, bronze finishes and designed so that every room has a magnificent view, polished stone floors and earth-toned bricks made from locally sourced Krause bricks, as well as holland and privacy screen blinds throughout. The outdoor space includes a 4m undercover verandah facing due North and West, offering unobstructed views of Mt William and Redman's Bluff. Outside blinds, veggie gardens, and abundant native flora enhance the beauty of the landscape. The main 9m x 18m double bay shed is fully insulated, concreted, connected to power and water, with a wood combustion heater, offering a space for retreat, storage and work. The 100,000 litre Rhino water tank ensures a reliable water supply. An additional 7m x 12m bungalow shed has connected power, septic, bottled gas, a kitchen, bathroom, and NBN connectivity and a 13,000 litre water tank. This property is a testament to thoughtful design, quality construction, and a stunning natural setting, providing a peaceful rural lifestyle with all the modern comforts you could desire and only 10 minutes from Stawell. Inspections are highly recommended. Contact listing Agent today Hayley Cox 0419 834 530 for an inspection. You will not be disappointed.