

70 Landale Road, Tooradin, Vic 3980



House For Sale

Tuesday, 17 October 2023

70 Landale Road, Tooradin, Vic 3980

Bedrooms: 8

Bathrooms: 4

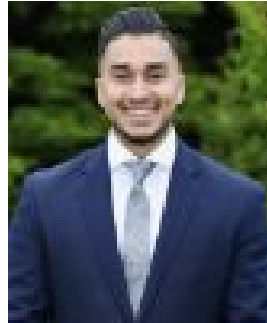
Parkings: 4

Area: 4 m2

Type: House



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Contact Agent

Ray White Land Sales Victoria is thrilled to present an idyllic sanctuary nestled on a sprawling 10-acre estate, perfect for those who cherish both luxury and nature. Two stunning family residences grace this property, offering a harmonious blend of space, light and sophisticated design. Large, sun-drenched windows frame captivating views, while raked ceilings add an architectural flair. Gourmet, upgraded kitchens await the passionate chef, and tranquil master ensuites promise relaxation. Character touches like ceiling roses, exquisite cornices, and an electric fireplace exude timeless elegance. Beyond the residences, the property boasts a myriad of features for a sustainable and equestrian lifestyle. Solar systems ensure energy efficiency, and double-glazed windows and doors optimize insulation. Ample parking spaces cater to gatherings, while generous storage options meet every organisational need. The fertile grounds bloom with orchards and greenhouses, ensuring a fresh bounty throughout the year. Paddocks and equestrian amenities beckon horse enthusiasts, making this a haven for both two-legged and four-legged residents. Whether you dream of creating your own private oasis, starting a hobby farm, or simply enjoying the peace and tranquility of rural living, this property provides the perfect canvas for your aspirations. Located in the highly sought-after area of Tooradin, this property offers a convenience and lifestyle. Enjoy the serenity of the countryside while still being within easy reach of essential amenities, schools, and transportation options.

House 1: Modern Elegance Meets Functional Living
Overview: Nestled on a serene no-through road, this 5-year-old masterpiece, still under builder's warranty, spans a generous 280* square meters and promises a lifestyle of luxury and comfort.
Interior Highlights:

- **Bedrooms:** Four spacious bedrooms, with the master suite boasting a full ensuite and a walk-in robe
- **Additional Rooms:** A versatile study for work or leisure, and an immersive theatre room for cinematic experiences
- **Kitchen:** A gourmet space with state-of-the-art Fisher and Paykel double 900mm ovens, an efficient dishwasher and polished stone benchtops. Complemented by a roomy walk-in pantry
- **Comfort:** Ensured with a split system, under-floor ducted heating and a heartwarming Gas log fire. Fans in every bedroom offer additional relief during the warmer seasons

Exterior & Design Features:

- **Roof:** Durable and stylish Colourbond roofing
- **Verandas:** Full-length verandas grace both the front and back of the home, offering scenic outlooks
- **Outdoor Living:** Revel in the expansive Alfresco area with rich Merbau flooring, perfect for entertaining or relaxation
- **Eco-Friendly & Energy-Saving:**
- **Solar System:** A robust 20-panel 6 KW system, pre-wired for battery, promises sustainable living
- **Insulation:** Double glazed windows and doors paired with superior insulation maintain the home's ideal temperature

Additional Amenities:

- **Lighting:** Ambient downlights illuminate the house throughout
- **Parking:** A spacious double carport ensures secure parking
- **Location Bonus:** For the equestrian lover, a Council Equestrian trail lies invitingly in front of the property

House 2: Elegant Fusion of Timeless Charm & Contemporary Luxury
Overview: Experience the perfect blend of early 20th-century architecture and sleek modern design in this meticulously renovated home. Spanning a generous 158* square meters, this residence seamlessly combines historical elegance with today's amenities.

Historic Beauty Meets Modern Renovations:

- **Structure:** Recently overhauled with a new roof, modern plumbing, fresh plaster and updated electrical - all fully permitted.
- **Classic Touches:** Original features like ornate ceiling roses, cornices and an ornamental fireplace have been beautifully preserved, paying homage to its storied past.

Interior Details:

- **Accommodation:** Offers three expansive bedrooms, a dedicated study, and a loft bedroom, each boasting ample storage with sizeable robes
- **Master Suite:** Revel in luxury with an ensuite featuring a stone bench and a spacious walk-in robe
- **Kitchen:** Chef-inspired design equipped with high-end Miele appliances including a 600mm oven and an induction cooktop. The centrepiece: a functional island topped with premium Caesar Stone
- **Comfort:** Stay cozy or cool with four split systems and an ambient electrical fireplace

Outdoor Highlights:

- **Patio:** Twin double doors open to a beautifully decked patio, creating an inviting transition between indoor and outdoor spaces
- **Spa:** Relax and unwind in the external glass-surrounded spa
- **Storage & Office:** Two 40 ft converted shipping containers provide ample storage space, with one ingeniously transformed into a home office

Eco-Conscious Features:

- **Solar System:** A state-of-the-art 44-panel solar array, complemented by two batteries, ensures efficient energy usage

Dive into a world where vintage aesthetics meet modern luxury, ensuring every day feels both sophisticated and comfortably contemporary.

External features:

Fruitful Endeavors:

- **Orchards:** Two flourishing orchards promise seasonal bounty
- **Greenhouses:** Dual greenhouses provide the perfect environment for year-round cultivation
- **Water Management:**
- **Tanks:** Two robust 110 litre water tanks are supplemented by additional smaller tanks, capturing garden runoff, ensuring ample water supply
- **Natural Water Feature:** A sprawling dam, complemented by a pontoon, adds tranquility and functionality

Equestrian Excellence:

- **Paddocks:** Six expansive paddocks, elegantly bordered by white post and rail fencing
- **Facilities:** The estate boasts five spacious horse boxes, a

mobile tack shed for equipment storage, and a 13-meter round yard for training

- Riding Track: A 5-meter wide track thoughtfully encircles the paddocks, providing a smooth ride
- Infrastructure & Storage:
- Sewerage: Dual Taylex Water treatment systems efficiently cater to both houses on the property
- Shed: A spacious 7x5 Colour bond shed ensures ample storage and workshop space

Designed with passion and practicality, this property offers a harmonious blend of nature, luxury, and functionality. Every feature is meticulously curated to ensure a fulfilling countryside living experience.

Location Highlights: Just 1.4km to Tooradin Primary School, 1.9km to the Town Centre, 2.2km to the foreshore and boat ramp, 15 minutes' drive to Cranbourne Park Shopping Centre and an hour to Melbourne.

The Property is For Sale by Expression of Interest. Don't miss out on the opportunity to own this remarkable piece of real estate. Contact us today to arrange a private inspection and discover the endless possibilities that await you at 70 Landale Road Tooradin.

For further information, please contact Ray White Land Sales Victoria's exclusively appointed agents on the details below: JT Dhaliwal 0491 937 950 Karandeep Singh 0450 200 007*Photo ID is required at all opens. All interested parties should conduct their own due diligence before making any submissions.

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>