

776 Ballan Greendale Road, Greendale, Vic 3341



House For Sale

Monday, 11 September 2023

776 Ballan Greendale Road, Greendale, Vic 3341

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 5 m2

Type: House



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\$1,995,000

"Karmya", a rural lifestyle property with amazing views to the rolling hills of Greendale. This stunningly designed house of stone, timber and feature brick on approx. 13 acres is only 4 years old and every zone is beautifully considered for ease of living, comfort and space. Views abound with floor to ceiling windows in the stunning north facing central wing. The extremely generous space combines a living area with wood combustion fire, dining for 12+ with reverse cycle split system and an entertainer's kitchen with island bench, 2 x 60 cm wall ovens, 75 cm gas cook top, DW, a walk-in pantry that dreams are made of and ample cupboard and drawer storage. This central wing holds a home office/study, powder room, and a laundry with hanging space and storage. The aggregate concrete floors through this wing have hydronic underfloor heating, true luxury during the colder months. The Master wing with a heavenly barn-style door from an old milk dairy, WIR and two sets of double BIRs, a double vanity ensuite with walk-in shower, heated towel rack, and underfloor heating all accessed from either side of the master bedroom has its own patio area and fabulous views. The other wing, the guest/family wing has its own comfortable living area with views and its own patio, a reverse cycle split system, 2 queen size bedrooms, a double vanity bathroom with underfloor heating and a heated towel rack, and a bath and shower. There are 2 sets of double cupboards for storage/linen. Both wings have small glass linkways with views from the main living space. Outside there is a large covered entertainers area accessed from the main living zone, a lovely grassed area, a back courtyard area, chicken coup and run and an oversized double garage with direct access to the house. The property has a 21.74 x 8.85m concrete slab in place and has expired planning and building permit for a studio and shed. Power, sewerage and stormwater drainage are all to the slab and water is extremely close by. Features and Functional information:

- Home configured in three wings with lush green views from the glass link ways
- Central Wingo Open plan living/dining/kitcheno Floor to ceiling windows with views ++o Direct access to large outdoor, undercover entertainer's areao Living with wood combustion fire and reverse cycle split systemo Dining 12+o Kitchen with island bench and drop-down pendants, ample cupboard and drawer storage, 2 x 60 cm wall ovens, 75cm gas cooktop, DWo Elevated kitchen windows with electronic opening and closingo Large walk-in pantry and double fridge spaceo Aggregate concrete floors with underfloor hydronic heatingo Laundry with hanging space and storage ++, direct access to back courtyardo Home office/studyo Powder roomo Front entranceo Direct access from the oversized double garage
- Master Wingo Glass linkway with viewso Large barn style door from old milk farmo Queen Size bedroom with views ++ sliding door to its own patioo Overhead fano Electronic external blinds to windows in bedroomo Electronic luxaflex shutter over the sliding dooro Entry either side of bedroom to 2 sets of double BIRS plus WIRo Double vanity ensuite with walk-in shower and separate toilet. Heated floors and towel racko Guest/Family wingo Glass Linkway with viewso Living area with reverse cycle split system, views ++ and sliding door to its own patioo Hallway with multiple storage/linen cupboardso 2 queen size bedrooms with BIRs both with overhead fans and electronic external blindso Walk through double vanity bathroom to bath and walk-in showero Separate toilet
- Other Featureso Hydronic underfloor heating- zoned, running costs offset by solar (approx.). Boiler/buffer design, temperature triggered based across 3 thermostats, all designed to save powero Mains Power- 3 phaseo Solar panels- 6.6kwo Solar hot water x 2o Gas bottleso 2 x 23,500 L water tanks with overflow pipe and runoff- pump size designed to pump to house and potential shedo Macerated pit pumps to Biocycle ecoWaste all alarmed-- serviced 3/12. Clear run off- switch to irrigation for trees or run offo Front grassed area with dual reticulation system, landscaped low maintenance gardeno Water runoff- 3 x storm drains with runoff, agi pipe with runoffo Back courtyard areao Spring fed damo Chicken coup and runo Concrete slab 21.74 x 8.85m with power, sewerage and stormwater, water a metre awayo Expired planning and building permit for studio and shed

Only an 1hr from Melbourne, 10 minutes to the closest train station in Ballan, Bacchus Marsh Grammar only 15 minutes, 35 minutes to Daylesford, 20 minutes to Trentham and 45 minutes to Geelong. This property is ideally located to enjoy the best of all worlds.