

85 Greenes Lane, Gordon, Vic 3345

Sold House

Thursday, 14 December 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1 m2

Type: House



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\$1,300,000

Superbly located close to Ballarat, Daylesford and Melbourne, this most discerning country residence is just over 2 years young and oozes quality and charm. Finished to a very high standard, this Hamptons style abode sits on just over 4 acres of land. This west facing residence offers views over farmland, Black Hill and offers the perfect lifestyle for those wanting a quality home with cleared acres and room to move. This commanding residence offers a floorplan of almost 29 squares with 4 living areas, 3 large bedrooms, 3 bathrooms and a front wrapping veranda. The master bedroom features a parent's retreat, his and her walk-in robes and study nook. The heart of the home is the spacious living and dining area with an impressive, raked ceiling with exposed timber beams. The galley style kitchen with generous butler's pantry with sink, comes equipped with stone bench tops throughout, not one but two dishwashers, 1100mm Belling freestanding cooker with gas cooktop and electric oven plus a large island bench. With ample cupboard and bench space, servery window from the kitchen into the formal dining room, entertaining couldn't be made easier. This much-loved family home offers flexible living zones and is currently utilised as three bedrooms with four individual living spaces, one of which could easily be converted to a fourth bedroom. The large rumpus room area has services in place ready for a kitchenette to be easily installed and comes with its own ensuite, making this area an ideal space for guests, in-laws, or teenagers, etc. With quality fittings and fixtures in place, high ceilings, laundry room complete with drying cupboard, double glazed windows throughout, ducted electric split system heating and cooling at the push of a button (or controlled remotely via wi-fi connection), this quality home won't be on the market for long. Outside we have a total land area of 4 acres or 1.635 hectares. One large well fenced paddock offering grazing for your sheep or pony, and a second smaller holding paddock. In the main paddock there is a concrete floor storage shed that could be utilised for animal housing. There is a large dam to service the main paddock and is stocked with plate sized rainbow and brown trout. There is a double garage behind the house, which is not visible from the road, along with a three-bay shed complete with 2 roller doors, sliding door, concrete floor and mains power. For the gardening enthusiasts there is also a good-sized green house. Gordon is becoming increasingly popular due to its location and convenience to everything, being a 20-minute drive to Ballarat, 10 minutes to the Ballan Train Station, 60 minutes to Melbourne and easy access to the Geelong and Torquay beach coast. Services connected to the home include mains power, fuji treatment plant, wireless NBN, approx. 109,000 litres of tank water and a sealed road out the front. Gordon is well serviced with two primary schools, hotel, café, post office, pharmacy, doctors' clinic, sports oval and skate park. For the secondary students the bus route into Ballarat stops conveniently outside the home. Ballarat's Best-Selling Team