

98 Gradys Lane, Kerrie, Vic 3434

House For Sale

Thursday, 16 November 2023

98 Gradys Lane, Kerrie, Vic 3434

Bedrooms: 4

Bathrooms: 2

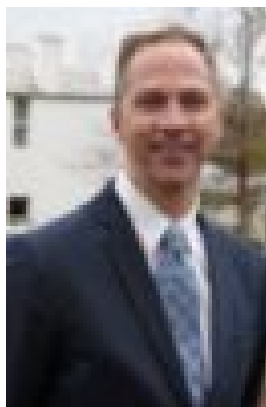
Parkings: 2

Area: 28 m2

Type: House



Beverley Higgs
0448271222



Travis Cole
0428202672

\$1,985,000 - \$2,145,000

Discover the idyllic charm of 'Rotherwood,' a sprawling 70-acre (approx.) lifestyle property nestled above the picturesque Kerrie Valley. This private sanctuary is a harmonious blend of European gardens and untouched Australian forest, with natural springs feeding into your own wonderland, waiting for exploration in the fern-filled rainforest ecosystem. The property is a magnet for wildlife with an exceptional range of visiting birds. The heart of this property is a spacious four-bedroom, two-bathroom home that seamlessly merges with the surrounding gardens. The open-plan family and dining area, warmed by an inbuilt wood fire, boasts a well-appointed kitchen with pot drawers, pantry cupboards, wall-oven, and stunning country views of the northern garden. The thoughtful floor plan provides separate formal dining and lounge areas with Piazzetta pellet heater, main bedroom with built in robes and ensuite with underfloor heating at one end and 3 further bedrooms serviced by a recently renovated bathroom. There's even a separate studio/rumpus/retreat—a versatile space for any purpose or simply enjoying life's little pleasures. Ducted heating throughout for winter comfort. Entertain your guests with a delightful outdoor pizza oven, set amidst terraced gardens adorned with azaleas, camelias, rhododendrons, and a majestic elm. An expansive outdoor deck offers a serene view of the secluded farm, basking in the afternoon sun. The property features a substantial machinery shed with storage and indoor sheep pens, crush, as well as two large stables. For equestrian enthusiasts, there are post and rail horse yards and an all-weather 60 x 20 arena. Four main paddocks provide ample grazing for livestock, sheltered by the towering messmate forest that surrounds 'Rotherwood.' Abundant water storage and a dam filled by natural creek and springs ensure a pristine water supply. Conveniently located just 40 minutes from Melbourne Airport and 60 minutes from the Melbourne CBD, 'Rotherwood' offers a peaceful countryside escape within easy reach of the city. It's only 18 minutes from Woodend and 17 minutes from Riddells Creek Train Station, making it a well-connected retreat that promises the lifestyle you've been dreaming of. Embrace tranquillity, natural beauty, and a touch of European elegance at 'Rotherwood'—your new countryside haven awaits.*Access via Eatons Road, Kerrie In conjunction with Trusted Property, Sandi Barry-Mueller Vendor Advocate