

# 981 Gap Road, Cherokee, Vic 3434



## House For Sale

Friday, 17 May 2024

981 Gap Road, Cherokee, Vic 3434

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 3119 m2**

**Type: House**



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## **\$1,200,000 - \$1,299,999**

Welcome to Holly Lodge, a sanctuary of natural splendor and refined living. Situated on a sprawling 3119sqm (approx.) estate, graced with fertile volcanic soil and an array of European trees, this remarkable property presents an unparalleled opportunity to embrace the essence of rural bliss. As you step onto the grounds, you're greeted by a flourishing garden, meticulously nurtured to showcase the beauty of nature in every season. Water tanks ensure sustainability, while mature flora adds a touch of timeless elegance to the landscape. The heart of the property is a charming three-bedroom cottage, thoughtfully designed with modern comforts. Boasting two bathrooms, including a master ensuite, and a separate laundry. Every aspect of daily living is seamlessly accommodated. Experience year-round comfort with air conditioning for those warm summer days and a cozy open fireplace for chilly winter evenings. Double glazed windows offer insulation, while double built-in robes in each bedroom provide ample storage space. Whether unwinding in the living area, preparing meals in the well-appointed kitchen, or basking in the natural light that floods through the home, every moment is infused with a sense of peace and contentment. Step outside onto the expansive grounds, where the allure of outdoor living beckons. Entertain guests on the generous alfresco, surrounded by verdant gardens and the soothing sounds of nature. Explore the vast expanse of the property, discovering hidden corners of beauty and tranquility at every turn. Inviting you to escape the hustle and bustle of everyday life and immerse yourself in the beauty of nature's embrace. Whether seeking a permanent residence, air bnb or a weekend retreat. A unique opportunity to live in this tightly held community of only thirty homes (approx.), while being accessible to thriving communities of Mount Macedon, Woodend, Romsey & Riddells Creek. **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 Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>.