

# 356A East West Road, Warragul, Vic 3820

## Acreage For Sale

Sunday, 23 June 2024



356A East West Road, Warragul, Vic 3820

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 7951 m2**

**Type: Acreage**



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## **\$1,400,000 - \$1,500,000**

Lifestyle & Acreage Real Estate is delighted to offer this property in Warragul which epitomizes the pinnacle of refined country living, seamlessly blending rustic charm with modern elegance. Every aspect of the design and layout has been meticulously crafted to cater to both sophisticated entertaining and comfortable family life. Nestled on East West Road, Warragul, this meticulously crafted residence epitomizes modern luxury and functionality, offering a wealth of sophisticated interior features. Upon entering the property, one is immediately struck by the expansive, open-plan living spaces that exude a sense of warmth and welcome. The interiors showcase a harmonious blend of natural materials and high-end finishes, creating an ambiance that is both inviting and luxurious. Large windows and glass doors flood the rooms with natural light. The heart of the home is undoubtedly the gourmet kitchen, equipped with state-of-the-art appliances and ample counter space with butler's pantry, Perfect for preparing everything from casual family meals to lavish dinner parties. Adjoining the kitchen is a spacious dining area that effortlessly accommodates large gatherings, making it an ideal space for entertaining guests. The kitchen features a central island, dual 600mm ovens, and a 900mm electric cooktop with a concealed canopy ensures efficient ventilation while maintaining a sleek aesthetic, while three skylights in the kitchen illuminate the space naturally. Bedrooms and Bathrooms: The home comprises three generously sized bedrooms, including a master bedroom complete with an ensuite bathroom. Two additional bathrooms and three toilets cater to both residents and guests, ensuring convenience and privacy. Living Areas: Designed for optimal comfort and versatility, the main living areas are divided into two distinct zones. A dedicated downstairs self-contained bedroom /entertainment or bar area serves as the perfect venue for hosting gatherings or unwinding in style. The living areas are thoughtfully designed to encourage relaxation and social interaction. Comfortable seating arrangements and a cozy fireplace create a perfect setting for intimate conversations. Climate Control: Enjoy year-round comfort with advanced amenities such as refrigerated cooling with three zones and a reverse cycling system, providing efficient temperature regulation throughout the home. An Illusion gas fire adds warmth and ambiance during colder months. Security and Technology: Enhancing safety and convenience, the property is equipped with a comprehensive security camera and alarm system. A surround sound system integrated with the TV enhances entertainment options. Additional Features: European-style double-glazed windows not only enhance energy efficiency but also contribute to the home's modern appeal. Square-set ceilings add architectural interest and compliment the clean lines of the interior design. Outdoor Entertainment and Utility Features: Hybrid Decking Area, Pergola, and Balcony: The property boasts an inviting hybrid decking area alongside a pergola and spacious balcony, meticulously designed to provide ample space for outdoor gatherings and relaxation. These features offer a perfect blend of elegance and functionality, ideal for hosting guests or enjoying peaceful moments outdoors. Patio with Remote-Controlled Heaters: Enhancing comfort and usability, the patio area features remote-controlled heaters. This thoughtful addition extends outdoor enjoyment during cooler months, allowing residents to entertain or relax outdoors comfortably regardless of the weather. Substantial Shed: Standing at an impressive 23 by 9 meters and reaching 3.2 meters in height, the substantial shed serves as a versatile space for extensive storage or as a workshop for various projects. Its size and height cater to the practical needs of homeowners seeking ample storage solutions or hobby space. Dedicated Outdoor Gym Area: Fitness enthusiasts will appreciate the dedicated outdoor gym area equipped with heating and cooling facilities. This space provides a convenient and private setting for maintaining an active lifestyle, fostering health and wellness through outdoor exercise opportunities. Water Sustainability: Promoting eco-friendly practices, the property includes a large tank with an impressive capacity of 120,000 litres. This robust water storage system supports sustainable living by providing ample water for household needs, landscaping, and potentially agricultural purposes, reducing reliance on external water sources. Versatile Outdoor Horse Arena: The expansive outdoor arena, measuring approximately 17 by 35 meters, The arena's generous dimensions provide ample room for various equestrian activities, including training and riding. Its well-maintained surface ensures optimal conditions for horse health and performance. These meticulously planned outdoor features at 356A East West Road not only enhance the property's appeal but also promote a balanced lifestyle by combining entertainment opportunities with practical amenities and sustainable living solutions. Call us now for more information and book your appointment today. Disclaimer: Lifestyle & Acreage Real Estate has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.