

Address available on request, Wallan, Vic 3756



Lifestyle For Sale

Friday, 20 October 2023

Address available on request, Wallan, Vic 3756

Bedrooms: 3

Bathrooms: 1

Parkings: 11

Area: 14 m2

Type: Lifestyle



Ursula Saba
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Jason Hellyer
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Sale by Deadline - Contact Agent

>> SALE BY DEADLINE ENDING 22 NOV @ 4:00PM Located on the western side of Pretty Sally Hill, between Wallan and Kilmore, the 14.85ha* / 36.69ac* "Laurenvale" property is comfortable country escape with brilliant valley views across Mitchell Shire and south-west to the Macedon Ranges. • Comfortable family living with million dollar views. • Space for the horses, motorbikes & tranquil walks among native gums. • Hardstand area for the northern suburbs' trades person. • Wallan 5km*, Kilmore 12km*, Melbourne CBD 68km*"Laurenvale" is perfectly positioned for a number of reasons. Situated approximately midway between Wallan and Kilmore, in an elevated and peaceful location above farmland below, the property has convenient access to education, medical, retail shopping and regular train services at both townships. And if you're seeking acreage with capital growth upside, take note! Positioned within the Mitchell Shire, the region is expected to grow by more than 126,572^ people between 2021 and 2041, nearly triple the number of residents today. As a consequence, a "buy, enjoy and hold" strategy may prove to be a very shrewd investment. ABOUT THE HOME & PROPERTY Quietly nestled at the end of a long driveway, the attractive weatherboard façade is framed by lush land peppered with established eucalypt trees and dam servicing the front paddock. On entry you're greeted with a bright casual living space that flows through to the enormous open plan family and dining area with a wood burning fireplace. Featuring high cathedral ceilings and dressed in polished floorboards, dual sliding glass doors provide seamless access to the full width entertaining balcony overlooking the property and Macedon Ranges to the south. At the heart of the home is a kitchen with quality stainless steel appliances, a walk-in pantry and large island bench with a breakfast bar. It also offers three generous bedrooms including one with built-in robes, and a stylish contemporary bathroom with a freestanding bath, separate shower and floor-to-ceiling tiles. In addition, it features a good sized laundry, water tanks and extensive storage with scope to reconfigure as you wish. An attractive outdoor area with undercover wood fire pizza oven completes the home. A good size paddock at the front of the property, serviced by the dam and featuring an old set of cattleyards, is the perfect area for horses or other animals. The balance of land is largely natural vegetation and is interwoven with a network of natural gullies. Inspections are by appointment only. For further information please contact Jason Hellyer on 0403 043 571 or Ursula Saba on 0449 015 097.