

BURNSIDE LAMBLEY NUR 395 Lesters Road, Ascot,



Vic 3364

Acreage For Sale

Wednesday, 22 May 2024

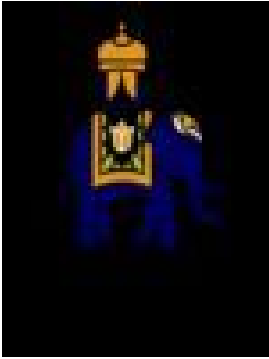
BURNSIDE LAMBLEY NUR 395 Lesters Road, Ascot, Vic 3364

Bedrooms: 5

Bathrooms: 2

Area: 13 m2

Type: Acreage



MICHAEL KEATING



Neville Dickinson
0400976515

P O A please include your contact phone number.

"Burnside" A gracious estate built by the Lester family in the 1800's from bluestone quarried at the property. Star of TV screens and magazines, Burnside has featured in numerous television shows and magazines including Better Homes & Gardens, Gardening Australia, UK Gardens Illustrated and House and Garden. Good Weekend is the latest (to view this article visit our website www.michaelkeating.international) The Home itself is featured in a new book due for Christmas 2024 release, and is the only Australian property to be featured in the coffee table book Gardens Of The World. Ever popular as a destination visit for overseas visitors, tourists, artists, and a mecca for gardeners "Lambley" (see below) is a thriving plant nursery located on the property and is included with the sale making this the ultimate tree-change property. The typically flawless construction methods of the era the craftsmanship and attention to each detail shine forth in this property. Burnside seamlessly combines old world grandeur with shining modernity. This is an exceedingly comfortable home. Enthralling, relaxing and rewarding. Burnside is situated in one of "the garden state's" richest most productive soil regions, close to many of Victoria's most visited destinations including the 141 mineral springs of Victoria's Spa Country also home to the antique lovers, foodie and weekend away capitals of Maldon, Daylesford and the city of Ballarat from where Melbourne Tullamarine International Airport is only 75 minutes drive. Many picturesque townships and villages are within ten to fifteen minutes drive, with supermarkets, banks, post offices, salons, practitioners, cafes, restaurants, mechanics, petrol stations etc at -Clunes - Creswick - Learmoth Meanwhile the City of Ballarat is just 20 minutes away and offers all city conveniences, great shopping, arts and culture, renowned restaurants and Ballarat Base Hospital. Golf courses, tennis courts, riding stables and world class education facilities are all nearby, Schools both public and private including the excellent Clarendon College are also all within easy striking distance. Famous for its subtlety and fragrance the Pinot Noir, Riesling and Chardonnay wines of the Ballarat Wine Region are achieving international recognition and some of the best of the region's boutique vineyards are but a short drive away. Composition: From a grand entry foyer with separate guest cloakroom, the house splits into two wings joined by a wide central hallway. To the left, a bay windowed drawing Room (presently the owner's art studio) with OFP. Further along the hallway and to the right you enter the sitting room with OFP and where French doors take you through to a very spacious open plan triple aspect "long room" a magnificent space for entertaining with its lounge area at one end and dining area at the other. This room is bathed in natural light and opens on three sides into the home's magnificent grounds. Further along still and to the left is the study and then the dual aspect master Bedroom with en-suite. The separate kitchen with family meals area has a sizable butlers pantry and racked-out wine store. High-end appliances, bespoke cabinetry and work surfaces all carefully chosen, add to the rooms ambiance. Finally doors lead to a second entry off of which are the laundry, a powder room and stairs up to the bright and spacious first floor bedroom. Leaving the entry foyer and entering the second hallway are three spacious bedrooms, two of which have an OFP; these rooms surround a magnificent family bathroom. This hallway ends at the third entry and takes you outside to the car accommodation and an indoor/outdoor powder room. See the floor plan for full details. The grounds at Burnside are exquisite all year round, and as a picture paints a thousand words but nothing's like being there, we invite you to book your a private inspection and tour of this once in a lifetime - lifestyle property. In the meantime take the interactive tour and walk through Burnside. Watch the virtual tour and look around each room at your leisure. View the doll's house to get a feel for where you are within the home. See how the rooms flow and well they relate to each other. Then watch the Burnside & Lambley 4K Property Video to view the house and its grounds, as well as Lambley the renowned nursery business included with the sale. Lambley Nursery is a thriving business. Much admired among gardeners and landscapers both amateur and professional for the quality of the products, the expertise and the service from the staff. The business has 30,000 followers, and approximately 20,000 email subscribers. This property benefits from having three phase power and a bore-water (well) license 64 mega-liters per annum. To arrange an inspection, have your questions answered, view a contract of sale and vendors statement (Section 32 SOLA) or discuss any property related matters contact us by email. For security purposes it is essential to include your contact phone number and one of our professionals will be in touch with you soon after.