

**1321 Daylesford-Trentham Rd, Lyonville, VIC, 3461**



**House For Sale**

Sunday, 3 November 2024

1321 Daylesford-Trentham Rd, Lyonville, VIC, 3461

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kim McQueen

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## Elm House: A Masterpiece of Modern Elegance in Lyonville's Golden Mile

Nestled along Lyonville's illustrious golden mile, Elm House is an iconic property designed by the esteemed Gary George Design Group. Set on approximately 1,074 sqm of picturesque, terraced gardens, Elm House estate offers an additional 1.3 hectares of government-leased land adorned with rolling lawns, majestic elm groves, and park-like gardens, including over 300 hydrangeas providing an enchanting backdrop for your enjoyment. Revel in sweeping views of pine trees and the stunning Mount Babbington.

This one-of-a-kind residence showcases bespoke design and impeccable quality at every turn, all framed by wisteria-clad pergolas. Step through elegant glass-panelled doors into an inviting entrance lobby that leads to a grand living and dining room, featuring soaring coffered ceilings and exquisite European oak parquet flooring. Double-glazed, steel-framed French doors seamlessly connect the interior to the stunning outdoor entertaining spaces.

The sun-drenched library provides a tranquil retreat for business or leisure, while the large country-style kitchen overlooks a terraced front garden, showcasing Carrara marble, stainless steel appliances, a classic country cooker, integrated fridge-freezer, and practical butchers block

The luxurious main bedroom is complemented by a fully fitted dressing room and ensuite that offers a secluded vista of the immersive garden. A second bedroom features its own elegant bathroom, complete with Japanese bath. Additional amenities include a single car garage, carport, and wine cellar, further enhancing the properties brilliant design work.

Meticulous attention to detail is evident throughout, with remote-controlled entry gates, a slate roof, imported modern chandeliers, motorized Roman blinds, retractable flyscreens, Daikin reverse-cycle heating and cooling, heated bathroom floors, a comprehensive security system, next-generation wiring, and sumptuous 100% wool carpets.

Extensive garden lighting creates a captivating night time experience, while an automated irrigation system, fed from a bore, and 55,000 liters of water storage complete the ease of living at this remarkable estate.

Elm House is perfectly positioned in the Central Highlands of Victoria, just an hour's drive to the Bolte Bridge, within walking distance to the charming Radio Springs Hotel, and conveniently located eight minutes by car to Trentham and 15 minutes to Daylesford. Experience the exquisite blend of rural charm and modern design that defines Elm House.

Expressions of Interest Closing

\*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.