

# 22D Landy Lane, Briagolong, Vic 3860



## House For Sale

Tuesday, 14 November 2023

22D Landy Lane, Briagolong, Vic 3860

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



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**\$780,000**

Welcome to 22D Landy Lane, Briarolong – where tranquility meets convenience on this expansive 1.98-hectare lifestyle property. This spacious home offers a perfect blend of comfort and style, surrounded by a welcoming façade, lovely established gardens, and a sprawling lawn. As you approach, the front and rear verandahs beckon, creating the ideal spots to relax and unwind. Inside, the master suite is a haven of luxury, featuring a large walk-through robe, a spacious ensuite, and a sliding door that opens to the verandah. Stay comfortable year-round with the convenience of a split system. Two additional well-proportioned bedrooms with built-in robes provide ample space for family or guests. The heart of the home boasts a huge open plan kitchen, dining, and living area, showcasing a modern kitchen with plenty of storage. The separate formal living space plus a study offer versatility for various lifestyle needs. The central family bathroom boasts a bath, shower, and vanity, maintaining the high standards evident throughout the property. High ceilings and a wide hallway contribute to the sense of space and light. Enjoy warmth in the colder months with wood heating, while split systems and ceiling fans ensure year-round comfort. Step outside to an enclosed, decked outdoor entertaining area with a wood heater – perfect for hosting gatherings with family and friends. The outdoor space is a green paradise with extensive gardens, an orchard featuring established fruit trees, and convenient vegie boxes. The property is equipped with a 3kw solar system, main water supply, a 50,000 Litre tank connected to the home, and additional tanks to cater to the garden's needs. A 6 x 9 m shed/workshop with power, along with a shower and toilet, provides practical space for hobbies or projects. The double garage and extra-height carport cater to your parking needs, with room for a caravan or boat. Discover the epitome of rural living with modern comforts at 22D Landy Lane – an idyllic property where every detail has been carefully crafted for a life well-lived. For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)