

SOLD



1143 Kinglake-Glenburn Road, Glenburn

Integrity



## Ultimate Privacy - Character Home - 7 Acres Creek Frontage

Drive past and you'll almost miss it. Tucked away below the foothills of the National Park, this piece of paradise has been thoughtfully created. The immaculate established and manicured gardens bring an abundance of wildlife creating a haven for nature lovers.

The home provides 4 bedrooms (with built-in robes), 2 bathrooms, 2 toilets (including powder room), and 3 spacious living zones, including study area, meals and formal lounge / dining. Extensive care given to the fixtures and fittings of this home show; the master with walk-in robe, en suite with heated floor, heated towel rail, integrated toilet, wall-to-wall walk-in shower and Caesar stone benchtops. The main bathroom provides a 2 m walk-in shower, freestanding bath and character timber vanity. There is a large laundry with double linen and additional mud room.

🛏 4 🚿 2 🚿 6 📏 20,439 m<sup>2</sup>

**Price** SOLD for  
\$1,320,000

**Property Type** Residential

**Property ID** 370

**Land Area** 20,439 m<sup>2</sup>

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
03 9730 2333

It doesn't stop there. The floors are hardwood, the windows are double-glazed, cornices decorative and lights LED. The kitchen is a chef's delight, with timber benchtops and quality appliances, and a standout with dual ovens Falcon Classic 110 and Scandia combustion stove.

The home is heated and cooled by ducted heating, top of the line Quadrafire wood heater, and split system. In addition, it is supported by a 19 panel solar system and insulated throughout. Externally the property provides a built-in spa and large undercover entertainment decking.

Set on 5 acres with 2 acres of river reserve land, one of the best assets of this property is its unfettered dual access to the convergence of Captain Creek and Island Creek, making it one of the select few properties in the district with dual water frontage.

The land is divided into 4 paddocks with water to each. Abundance of water supply extends to 4 tanks totalling 75,000L and access to pump from the creek. There is also a large chicken coop and a variety of orchard trees including Fuji apples, and there is a small lake complete with pump house and landscaped surrounds.

There is no shortage of shedding, with 3 main sheds totalling approx. 217m<sup>2</sup> of storage. The main shed is 9.5x10.5m includes a 9x9.5m triple carport and concrete-based stable and tack room with hot wash for animals. In addition, there is a second 6x10m shed with epoxy sealed floor, laundry and wood heating, perfect for workshop or accommodation pursuits. Separate to that are an abundance of wood and garden sheds for annual use.

This Glenburn property is more than just a home, it's a lifestyle. Inspect today.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.