



1165 Whittlesea-Kinglake Road, Kinglake West



## A Unique Country Retreat on 7.2 Acres

Welcome to this stunning property in Kinglake West. A beautiful full-brick residence which perfectly blends charm with modern comfort.

Tucked away on 7.2 enchanting acres, and surrounded by breathtaking outdoor spaces this lovely home is accessed by a gracefully curved, picturesque driveway, surrounded by elegant botanical gardens. It also includes 3.5 acres of cleared land.

The home offers flexible living with 5 bedrooms, 2 bathrooms, and 2 toilets. The master suite boasts a charming ensuite featuring a freestanding claw foot bath, 900 mm shower, large vanity and toilet. The main bathroom includes a generous 1.2m shower and large vanity.

Inside, you'll discover a harmonious blend of character and comfort, featuring timber double-hung windows, 10-foot ceilings, ceiling roses, and decorative cornices from the 1940s. The home

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**Price** \$1,450,000 - \$1,500,000

**Property Type** Residential

**Property ID** 561

**Land Area** 29,202 m<sup>2</sup>

### Agent Details

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### Office Details

Integrity Real Estate - Yarra Glen

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is freshly painted and newly carpeted. For year-round comfort, it includes Daikin reverse cycle air conditioning, an Ultimate wood fire, and open fireplaces.

The Tassie oak kitchen is both functional and elegant, featuring double cupboards, a Smeg in-wall oven, LG dishwasher, and electric 600mm hot plates.

Outside, you'll discover a large studio of 56 sq. mtrs. Whether you're an artist seeking inspiration or a space for your teenagers, imagine turning this versatile space into your personal haven for creativity or relaxation. The studio is fully insulated and offers reverse cycle air conditioning, kitchenette, sink and toilet.

The outdoor infrastructure is exceptional with 3 spacious sheds: A newly built machinery shed of 22.5m x 9m with a 6m high roof perfect for larger equipment, comprising an 18m enclosed section, a 4.5m x 9m mezzanine, and a 4.5m x 9m carport. The shed features a 150mm thick concrete slab, Aircel-lined roof, LED lighting, and power with its own circuit board.

A second shed (7.5m x 7.5m) with a full mezzanine for added storage, and a (6m x 5m) shed for extra practicality.

A recently redone bore provides a reliable water supply with a depth of 137mtrs and a 1000L pressure tank. Two additional backup water tanks ensure you're covered.

Set on 7.2 acres, this property offers 3.5 acres cleared with highly arable pasture and is ready for livestock, gardening, or recreation. For fruit enthusiasts, your own private orchard with a variety of fruit trees.

Whether you're looking for a family home, a hobby farm, or B&B opportunity, this property delivers on every front and offers immense potential.

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