



RUTHERGLEN VIC 3685

Two Titles. Two Acres. One Exceptional Lifestyle.

Some properties offer space. Others offer lifestyle. This delivers both.

Set across two separate one-acre titles, this outstanding lifestyle property combines a welcoming family home, spectacular outdoor entertaining and rare flexibility for the future.

The real hero of the property is the elevated entertaining deck, positioned perfectly to capture sweeping views across the surrounding landscape. It's the kind of space that quickly becomes the heart of the home - long lunches, evening drinks, weekend gatherings - all set against a peaceful rural backdrop.

Stepping down from the deck, the lifestyle continues with a heated swimming pool, creating a private retreat designed for year-round enjoyment. The connection between the home, entertaining zones and pool makes this property feel like your own resort-style escape.

Inside, the residence reveals a cleverly designed and highly functional floorplan, offering excellent separation of space while maintaining a strong central living hub. The

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TYPE: For Sale

INTERNET ID: 21P10060

SALE DETAILS

**\$1,700,000 -
\$1,850,000**

CONTACT DETAILS

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proportions throughout the home are impressive, with generous living zones and exceptionally large bedrooms providing comfort for families of all sizes.

The master suite is privately positioned in its own wing, creating a peaceful retreat away from the remaining bedrooms. This impressive space features an extensive walk-in robe and a grand ensuite complete with double vanity, double shower and separate toilet, delivering both scale and luxury rarely found in homes of this nature.

The remaining bedrooms are equally well-sized and serviced by a central bathroom, while the thoughtful layout provides flexibility for growing families, guests or those working from home.

Practicality hasn't been overlooked either, with a large barn-style shed providing excellent storage, workshop space or room for extra vehicles, boats or lifestyle equipment.

Importantly, the property enjoys the convenience of town water, while also benefiting from extensive rainwater storage, providing both reliability and excellent capacity for household and outdoor use.

Adding even further appeal is the second one-acre title - an increasingly rare asset that offers outstanding flexibility. Retain the additional space for privacy, build another dwelling (STCA), or land-bank for the future.

Properties offering two titles, two acres and genuine lifestyle infrastructure are rarely available and highly sought after.

This home is where space, lifestyle and opportunity come together.

Other features: 3 Phase Power, Area Views, Close to Schools, Close to Shops, Pool, Prestige Homes

- Land Area 9,019.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 6 car garage
- Ensuite
- Floorboards







