



9 Cherry Tree Lane, BIG HILL, VIC 3555

UNIQUE HOME ON 1 ACRE WITH COUNTRY GARDENS & SUPREME CONVENIENCE

This truly unique four bedroom, two bathroom, Australian Colonial style home is nestled in a wonderful country garden with a picturesque gazebo for outdoor entertaining, plenty of shedding for your cars, just over an acre of ground affording a nice lifestyle feel, yet amazingly close proximity to schools and shops and the added advantage of being on Bendigo's southern fringe for excellent access to Melbourne and Castlemaine.

When looking for a new place to call home we sometimes know exactly what we want though we may not know how to put it in words. There is something so blissful about the perfect balance that is struck when elegance is tempered with charm so that the place you come home to can have gracious features and these are moderated with rustic charm, like there is here, the home becomes soothing as well as impressive. If you appreciate craftsmanship and truly unique properties, you will fall in love with this one.

Even on approach, the style of the home, the traditional verandah and the reclaimed red bricks begin to tell the story. You will want to take some time to appreciate the stained glass leadlight transom window and sidelights that flank the front door, but your eye will be drawn in to the huge freestanding stone fireplace which takes pride of place in the formal lounge and stretches upward through a honey hued, timber lined cove ceiling. This room is so perfect and so is the lovely outlook from all of the timber framed

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TYPE: Sold

INTERNET ID: 84P2481

SALE DETAILS

For Sale: \$850,000 - \$900,000

CONTACT DETAILS

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sash windows, in fact every room in this house has a very pretty outlook over the manicured gardens that encompass the home.

Rustic features can also be found in abundance, and many of the recycled materials that have become signatures of this property have been sourced locally. The home has a very warm and inviting feeling, particularly in the U-shaped semi-open plan living area, courtesy of features such as dado boards, highly textured rendered walls and an absolutely delightful country kitchen with traditional timber cabinetry, a leadlight display cupboard, solid timber benchtops and a servery to the living area.

The kitchen and dining area couldn't be either more functional or more beautiful with Indian sandstone floor tiles, a 900mm Smeg stove set into a fireplace with brick surrounds and traditional wall tiles, French doors and a bay window over the sink as well as in the dining area, bathing the space in natural light and providing a sense of actually being in the garden, which is vibrant and alive with colour and birdlife.

For year round comfort ducted heating has been installed, the kitchen, dining area has a reverse cycle split system and all four bedrooms have ceiling fans. The master bedroom at the front of the house has a walk-in-robe and modernised ensuite with a polished stone vanity top, the same as the bathroom at the other end of the home which has a deep freestanding bath and services the other three bedrooms, all of which have built-in-robos. Let's not forget the ever important separate toilet and good sized laundry.

Outside, within the backyard where the terraced garden has been carefully planned, fully landscaped and well-tended to become the delight that it is today, a gorgeous round gazebo is a wonderful place to dine alfresco or entertain in style. There are so many nice spots to put a comfy seat to read on, or to watch the kids or fur babies playing on the lawn in the fresh air.

On the other hand, if you go into the front yard, along the driveway, Quince trees line a seasonal creek and mark the changing seasons with their flowers and fruit. A bridge under a leafy arbour leads to the front paddock, which has a 20 foot lined container suitable for extra storage, or really whatever you would like to reimagine it as. Adjoining this is a 2 bay open fronted shed.

Further for vehicle storage, at the end of the curved driveway is a double carport in front of a garage with a roller door on one bay while the other would make an ideal workspace, or maybe turn it all into the ultimate mancave. Behind the shed an extended roofline provides an annex that is currently used as a dog yard. Also nearby, a large and a small tank provide a nice supply of rainwater for the garden. And if you want to get back to nature even more, at the end of Cherry Tree Lane a bush walking track leads to the No 7 Reservoir and/or Crusoe Reservoir for a peaceful escape.

While you are on an acre and can enjoy that extra privacy reserved for large properties, you are still under 5 minutes from a school, a shopping centre or the all of the facilities and amenities of the Kangaroo Flat shopping strip, these include banks, supermarkets, pharmacies, doctors, vet clinic, pool, sporting grounds schools and too many specialty stores to mention. The kangaroo Flat train station also offers hourly commutes to Melbourne or Bendigo. The Alexander Fountain in the heart of Bendigo is only about 10 minutes away by car and the Calder Highway offers our quickest, most convenient commute to Melbourne, Castlemaine, Harcourt etc.

Consider yourself invited to the open inspection and feel free to contact the friendly agent for all other enquiries. Ruth Heard 0479 059 099

A copy of the Due Diligence checklist can be found at

<https://www.consumer.vic.gov.au/duediligencechecklist>

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 4,084.00 square metres
- Building Area: 183.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- 3 car carport







