



## 57 Drechsler Road, SEDGWICK, VIC 3551

### MODERN LIVING IN SCENIC SEDGWICK

This property is perfect for those seeking an idyllic country lifestyle in a picturesque rural retreat with all the spoils of a well-designed family home, in enviable Sedgewick, nestled in a gorgeous undulating landscape of rolling hills and green valleys. This lovely home features four good sized bedrooms, three of which have built-in-robies, a large main with a walk-in-robe and three piece ensuite featuring an oversized shower with dual shower heads, plus a study or fifth bedroom.

The functional floor plan utilises the living area to separate the main bedroom from the rest. A large lounge features an ornate fireplace with a cast iron insert and an inset wood heater, and picture windows offer a serene outlook over the beautiful surroundings.

A large open plan dining and kitchen has ample storage with a walk-in-pantry and loads of cupboard space, stainless steel appliances, a 900mm under bench oven and ceramic cooktop. 9' ceilings throughout create a spacious feel and reverse cycle air conditioning ensures year round comfort for your family. For full modern convenience HDMI TV, and internet points are wired to each room.

The full length front verandah offers an ideal spot to relax and take in the views, while a

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**TYPE:** For Sale

**INTERNET ID:** 84P2925

#### SALE DETAILS

**\$900,000 - \$950,000**

#### CONTACT DETAILS

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Wayne Heard**  
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shade cloth covered, paved alfresco entertaining area at the rear of the home lends itself to your enjoyment of the sound of your children as they play in the park-like setting. The garden is well established with drought tolerant plants.

The beautiful undulating land is interspersed with a perfect mix of grey box, spotted gums and stringy bark trees. Whilst a rich fertile grazing paddock is well fenced with concrete posts and plain wire ideal for horses and livestock. Abundant water is supplied by a large dam with an electric pressure pump and a massive Rhino tank with a whopping 104,000 litres of storage for domestic use.

Preliminary work has been carried out for a 24x9m shed with a laser levelled site, switch board complete with 3 phase power, TV, phone and a data cable for automation. In the interim three garden sheds are ideal for storage.

Ideally situated on a very quiet sealed road with excellent access, school bus pickup available, and only 10 minutes from Strathfieldsaye which can satisfy almost all of your needs with an IGA supermarket, bakery, private and public schools, medical practice, chemist, dentist, veterinary clinic, plus an array of specialty shops, great sporting facilities, and the ever popular Braidies Tavern. If you should want for anything more it's just a 20 minute trip to Bendigo's CBD or Castlemaine, and a very easy commute to the Melbourne fringe or Tullamarine airport in around 90 minutes.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

Other features: 3 Phase Power, Area Views, Carpeted, Heating, Toilet Facilities

- Land Area 3.67 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite













