



747 Sedgwick Road, SEDGWICK, VIC 3551

SUBSTANTIAL DUAL LIVING HOME ON 30 ACRES

Expressions of Interest

Closing Wednesday 21 January, 2:00pm

Indicative Sale Price \$1,300,000 - \$1,400,000

Located in one of Bendigo's most highly regarded and sought after districts, this magnificent lifestyle property boasts a sprawling dual living homestead accessed by a long meandering driveway, crossing over a bridge on the way up to the home which occupies a commanding position at the rear of the property and takes in the spectacular views across the Sedgwick Ranges in the distance.

The home has recently undergone a large quality built extension to incorporate a fully self-contained, spacious 2 bedroom unit. Whilst the home may have several uses such as an air bnb or farmstay, it really is the ideal setup for those who would like to have their parents live with them, whilst still remaining independent.

The home as a whole has full length verandahs on both the front and rear offering a wonderful shady place in the fresh air, to take in the picturesque views, or to watch your

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TYPE: For Sale

INTERNET ID: 84P2984

SALE DETAILS

**EOI Closing Wed 21
Jan, 2:00pm - ISP \$1.3
- \$1.4M**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Wayne Heard
0409 248 477

children playing outdoors in the secure front yard which also happens to have raised vegetable beds. Alternatively, a large undercover decked entertaining area adjoins the family room of the original house.

In the original home, the kitchen was updated at the time that the extension was built. It is fresh and clean with white cabinetry, a composite stone benchtop with square black double sinks and a two ovens under a long electric cooktop, you're going to love the Butlers pantry tucked away around the corner.

The kitchen opens onto a dining living area, which has a freestanding solid fuel heater and a reverse cycle split system. Through a doorway beyond a short hall is where you will find the family room which also has its own freestanding solid fuel heater and reverse cycle split system. From here you have easy access to 2 bedrooms separated by a three-piece bathroom and toilet.

At the other end of what would've been the original home, you will find the master suite with a walk in robe, three-piece ensuite and its own reverse cycle split system. At this end of the home there is also a study / nursery or fourth bedroom with a built-in bookcase, beside a large laundry.

What would once have been the door to the garage now opens onto the extension. This is in and of itself substantial. It feels very spacious, fresh and new. You enter into an open plan kitchen dining living area, again with a freestanding solid fuel heater and reverse cycle split system. The pristine kitchen includes a dishwasher, a wall oven with a separate grill and a pantry around the corner.

Down the hall, you'll find another large laundry, a powder room style separate toilet, a gorgeous four piece bathroom, and two bedrooms, the main with a reverse cycle split system and walk in robe and the second with the wall of built-in robes, including a mirror door. This provides the ultimate in independent living.

Outside the property has a beautiful undulating landscape, there is a small dam close to the home and a large one on another part of the property. A 4 bay high set machinery shed provides good undercover parking for a caravan or horse float and another large shed contains four stables.

If you would like a beautiful country lifestyle in an esteemed location with breathtaking views then you should contact the agent about this one to arrange an inspection, call Wayne Heard 0409 248 477 today.

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

Other features: Area Views, Toilet Facilities

- Land Area 30.46 acres
- Bedrooms: 5
- Bathrooms: 3
- Double garage
- 4 car carport
- Ensuite
- Floorboards







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SEDGWICK

Bedroom 1 12.0m x 12.0m
Bedroom 2 12.0m x 12.0m
Bath 5.0m x 5.0m
Kitchen 10.0m x 10.0m
Living 15.0m x 15.0m

Scale in meters indicating only. Dimensions and measurements are approximate. All information contained herein is provided for information only and is not to be relied upon. Elders are not responsible for any errors or omissions. Information is current as at the date of publication. All rights reserved.



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