



328 Bendigo - Maldon Road, LOCKWOOD SOUTH, VIC 3551

CRAFTSMAN BUILT HOME ON 26 ACRES

Expressions of Interest

Closing Wednesday 29 April, 2:00pm

Indicative Sale Price \$1,250,000 - \$1,300,000

This is a truly magnificent lifestyle property in every regard. From a sealed road, a long meandering driveway lined with ornamental pear trees leads you up to the elevated home site, through two solar electric gates, one at the front entry and another when you arrive at the house yard. At the top of the drive you will find yourself in a beautifully landscaped and well-tended garden in front of a large, luxurious five bedroom home with resort style entertaining, great shedding, and sweeping views over her fertile paddocks.

Pale crushed rock perfectly complements the sandstone coloured roundabout with a vintage triple headed lamppost as its centrepiece, within a perfectly manicured hedge. Situated directly in front of the splayed entryway with tiered steps, together they create a grand aesthetic and set the tone for the elegance within.

TYPE: For Sale

INTERNET ID: 84P3011

SALE DETAILS

**EOI Closes Wed 29
April - ISP \$1.25M -
\$1.3M**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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With cast concrete windowsills, traditional red and yellow Federation style brickwork, coach lights and a stained glass panelled front door with Leadlight sidelights, it is very apparent that this high quality home has been craftsman built. As you step into the foyer, you will be smitten with the refinement of the tessellated tiles leading to an arch adorned with corbels under 9 foot ceilings with deep cornice. This offers you your first taste of what the residence is like throughout.

A home office is very conveniently located off the foyer and has built-in bookcases. The west wing houses two of the five spacious bedrooms, all of which have built-in robes and ceiling fans, here you'll also find an ultra-modern three piece bathroom with a freestanding tub, a separate powder room style toilet, a step-in storage closet and a large laundry with ample cupboard and bench space.

In the east wing one of the three remaining bedrooms not only has a built-in robe but also a built-in desk and book shelves, two of these rooms are serviced by a second bathroom and toilet, while the main bedroom is simply spectacular, it's immense with a full wall of mirrored robes, a reverse cycle split system, and a gorgeous new ensuite with an oversized shower, a dual basin marble top vanity with beadboard cabinetry and a third toilet.

The hub of the home is a sprawling open living space with Tasmanian oak floors, it is filled with natural light by virtue of many large windows providing spectacular views, as is true of each room in the house. This open plan area incorporates a pristine new kitchen with a large gas hob, stone benchtop, wall oven, a soft close drawer system and butlers pantry to boot, a large lounge with a huge bay window that looks out over the front of the property, and a dining area where another bay window provides a view of the resort style pool and entertaining areas.

The solar heated, salt chlorinated, inground pool goes from 1m deep at the shallow end to 1.8m at the deep end. Like everything else here the keyword is big. It is simply stunning, encompassed by an expanse of pebblecrete, with a glass fence and two pool side entertaining areas. A brick paved barbecue area under the roof line has a TV point, while an alfresco deck nearby has a hedge screen and a built-in umbrella, this space is ideal for sun lounges.

The back of the pool is screened by a long row of olive trees, and a nearby enclosed orchard with over 20 trees including apple, plum, peach and nectarine, doubles as a chicken coop, so you can enjoy fresh eggs and make your own jams. There are even a couple of Almond trees on the property. The garden is very well established and some of it is serviced by a dripper system, but you won't need to worry about water as there are two dams as well as in excess of 115,000 L of tank water storage.

Now, if you think that's impressive, just wait until you hear about the shedding. An oversized double garage on the house has a remote panel lift door and even a built-in wardrobe. A four Bay machinery shed has two sliding doors, while a gorgeous barn style shed provides even more parking, and then there's a pretty little shearing shed with a holding yard and loading ramp.

Yet having said that the most impressive thing about this property may well be the land itself with well balanced fertile granitic soil. The property is double fenced around the perimeter and there are defined lane ways for moving stock between the seven paddocks, each with water available and stock shelters in four paddocks.

The house yard fencing is dog proof, and other noteworthy attributes include good quality pumps, great phone coverage, wireless NBN, a 32 panel solar system, evaporative cooling and ducted gas heating along with reverse cycle split systems, and a ducted vacuum system. The cherry on top, if you appreciate some majesty, is that a family of wedge tailed eagles nests here.

While you are tucked away in a very peaceful and private location, in six short minutes you can be on the freeway and in Melbourne in an hour and a quarter.

This property is also handy to everything that you need day to day. Just 15 minutes' drive from Lansell Square or the Kangaroo Flat shopping strip, around 25 minutes from Bendigo's CBD, historic Maldon and Castlemaine.

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

Other features: Area Views, Carpeted, Heating, Pool, Toilet Facilities

- Land Area 10.43 hectares
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 5
- 5 car garage
- Ensuite
- Floorboards







528 Bendigo-Maldon Road
LOCKWOOD SOUTH

Bedrooms	4
Bathrooms	2
Kitchens	1
Living	1
Dining	1
Garage	1

Scale in meters, reflecting only dimensions and approximate. All information contained herein is preliminary. For accuracy see title. Information correct as at 10/10/2017. Information correct, subject to any other data shown.