



## 84 Reyn Road, SEDGWICK, VIC 3551

### PRIVATE LIFESTYLE LIVING IN A BEAUTIFUL PARK LIKE SETTING

If you are longing for a country lifestyle and a home that has been finished with full consideration to comfort, as well as all the infrastructure you could dream of, this one is very special indeed, and well deserving of being first on your inspection list.

Set on approximately 20 acres, offering a great buffer from neighbours and lots of privacy, this wonderful four bedroom home feels very spacious and has a great floorplan to ensure a harmonious family life.

On a gorgeous undulating country lane, you arrive through solar gates with remote or push button entry. Even from the tree lined driveway, you can't help but be impressed by the park like setting, and ever so pretty infrastructure. It is immediately obvious that the owners have green thumbs and have put years of love into building and maintaining a beautiful fully landscaped frontage. The home is situated about a third of the way into the property and you can park directly in the large 4 car carport under the roof line, or in a parking area close by, that also offers good manoeuvrability.

The home is a very pretty north facing residence, with a deep full length front verandah from which you can enjoy the beautiful outlook. Nothing has been left to chance here, it's a steel framed home with insulation in the ceilings and walls, and Comfort Plus

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 84P3061

#### SALE DETAILS

**\$975,000 - \$1,025,000**

#### CONTACT DETAILS

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Wayne Heard**  
0409 248 477

windows for both warmth and privacy. It's all electric with a 5.4 kW solar system, this combination of features ensures that the house is very economical and energy efficient

The living areas' are in the centre of the home and include what is currently a billiard room, adjoining an open plan kitchen, dining, living area with a solid fuel heater and a huge bay window for sweeping views of the front of the property, indeed every room has a view. The kitchen has a bay window as well, with an outlook over the backyard and entertaining area, it has Tasmanian oak cabinetry with an integrated dishwasher, v-stone benchtops and a large butlers pantry. The island bench provides an ample food preparation area and has cupboards accessible from both sides.

At one of at one end of the home is the master suite with another bay window, a ceiling fan, his and hers walk-through robe with mirrored sliding doors so it always looks tidy, and a two-piece ensuite with a step-in shower, and its own separate toilet. Both toilets are lined with sound deadener.

At the other end of the home are two more bedrooms, both with ceiling fans and built-in-ropes, and another large room, certainly big enough to be a bedroom, currently in use as sunroom, this room also has a ceiling fan and a bay window. These rooms are serviced by a three-piece bathroom and a separate toilet. Other notable features are 9 foot ceilings throughout, laminated spotted gum flooring, Meranti timber architraves, and that there are no internal load-bearing walls.

While the home is excellent, there is no doubt that the garden and infrastructure are what will make this property irresistible. Outside is absolutely remarkable, with a long established and highly developed garden, adorned with lots of stone edging and ornamental structures such as a bridge and a wishing well, along with several beautiful big entertaining areas. If you just love the bush, you'll enjoy wandering around the back of the property as it is largely native bushland. The property is also fully fenced.

But you needn't worry about the gardens, as there is a watering system which runs off the bore or dam water. The bore has two 22,000L storage tanks and is purified with a Delta system. All of the garden beds have their own taps as well. For domestic use, there is 117,000L of tank water storage. And you may also be interested to know that the septic system is a worm farm and therefore needs no maintenance. There is a fully enclosed Orchard that doubles as a chook run, there is also a shade house and a wonderful hothouse that you're going to want to go in and look at, it's a special surprise. There are also aviaries and a dog run.

For enjoyment of the property and entertaining, a pretty winding path from the front of the home will lead you down to a large impressive rotunda which overlooks a dam with its own jetty, this is absolutely picture perfect. There is another large rotunda close to the home, this one is by the cubby house and sandpit, it is fully enclosed for weather protection but you can see out of it, which means you can sit inside, relax and read a book, and you can still see the kids playing. At the back door is a large paved area with three round garden beds, a brick pizza oven and a pergola with a servery, a TV point, and an open fireplace.

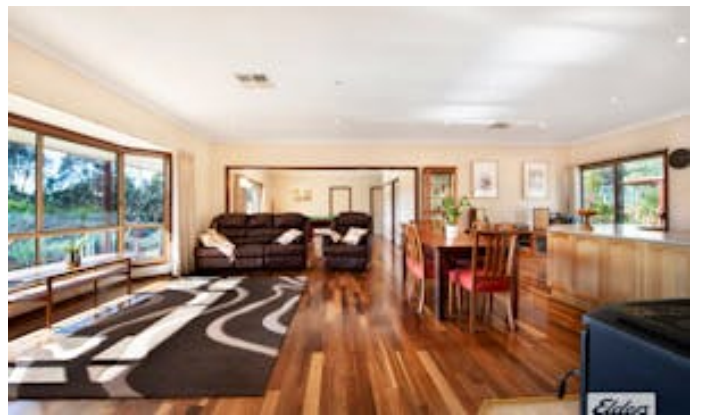
For vehicle storage or for those who like to tinker you'll be very pleased with the shedding. A 6x12m machinery shed is ideal for storing tractors and the like, and another 6x12m shed, closer to the home, makes an excellent man cave, it is fully lined has a box wall air-conditioner, and a wood fire.

If this sounds like what you're looking for, consider yourself invited to the next open or contact Wayne Heard 0409 248 477 with any questions or to arrange an appointment.

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

Other features: Area Views, Carpeted, Toilet Facilities

- Land Area 20 acres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- 4 car carport
- Ensuite
- Floorboards









84 Reyn Road,  
SEDGWICK

Scale in meters, indicating only. Dimensions and measurements. All information contained herein is provided for information only and is not intended to constitute any offer or guarantee. No liability will be accepted for any errors or omissions.