



LAUNCHING PLACE **\$910,000 - \$990,000**

105 Gardenhill Road - PID: 801835  4  2  6

Yarra Valley Splendour on Approx 18 Acres

Offering breathtaking views of the Yarra Valley and beyond, this spacious home is privately located at the end of a quiet no-through road. Set on approximately 18 acres, there is roughly 9 cleared acres which have been divided into paddocks with quality fencing, livestock shelters and water troughs, with the remainder of the land made up of light bush. The brick veneer residence comprises four good size bedrooms, all with built in robes, one of the bedrooms also has the added bonus of having a built in desk ideal for teenagers or home office. The formal lounge and dining room features high ceilings and understated bamboo flooring. The large kitchen has stone benchtops, Miele stainless steel appliances and has a lovely open plan design to incorporate a dining area which leads to the rumpus room and another room suitable for a TV room or study. The good size laundry has excellent storage, there is also a family bathroom and full size ensuite including corner spa. Year round comfort is ensured with a split system, wood heater, refrigerated ducted air conditioning and gas ducted heating. A fabulous undercover entertaining area is the perfect place to sit and enjoy the 180 degree views and is complete with café blinds. Storage won't be an issue here either with a double garage, carport, high clearance shed suitable for a caravan or boat and a secondary lock up shed which also has power and a concrete floor. Other features include solar power, bore, ducted vacuuming, established gardens and a tree lined driveway.

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