



Sold

4019 sq. m

3 Alice Street, Allansford

Luxury with Absolute River Frontage

\*\*Expression of Interest close 23rd December 5pm\*\*

Prepare to be captivated by this vast and luxurious home in Allansford, set in a private, pristine and natural setting, overlooking the Hopkins River. The lifestyle that this property enables would be incredible. Being just 10 minutes from Warrnambool CBD along with the convenience that Allansford township offers.

The need for space and privacy has been considered in the design of this immaculate home. Set on a very generous 4019 square metre lot, the home includes four bedrooms, three bathrooms, two living areas, two laundries, extra-sized 2-car lock up garage, large shed, with decking and patios surrounding the house at each entry. The standout of this home is the very spacious living, dining and kitchen area that flows to the inspirational and uplifting outdoor area. The high ceilings and sweeping views across the Hopkins River and beyond create a sense of space and serenity.

**Sold : Under Contract**

Jeremy Gleeson

0431 767 855

[jeremy@gleesonre.com.au](mailto:jeremy@gleesonre.com.au)

The expansive open plan kitchen dining area is thoroughly considered in its layout. The modern kitchen includes ample overhead cabinetry, pull out drawers, an island bench with inbuilt wine rack and dishwasher, electric oven/stovetop and steam oven, and a most-impressive walk-in butlers pantry with a sink and cabinetry. The floor tiles make living easy, and the large window outlooks create breathing space for all, from the seamless indoor/outdoor flow.

The master bedroom is a haven, with luxurious bathroom with bath and shower, large walk-in robe, private outdoor access and river views. The grand formal lounge features high ceilings, chandeliers, gas log fire, ceiling fan, cabinetry and long windows – exhibiting nature and incredible Hopkins views. These rooms are generously set apart from the main bedrooms and bathroom, buffered by the entrance foyer and kitchen/living/dining area.

All bedrooms are spacious, with built-in-robos, large windows, charcoal carpet and include blinds, sheers and ducted gas heating. The 'second master' includes a walk-in-robe and ensuite. The family bathroom services the bedrooms and includes double vanity, shower and bath with incredible views of the Hopkins.

This incredible house also comes with a security system, ducted heating and cooling (two separate compressors). The property is connected to town water, gas and sewage.

Outside, the absolute River Frontage is ideal for the active lifestyle. The expansive outdoor decking area is accessible from the dining area and the formal lounge and can be fully enclosed by electric remote-operated blinds. Access to the river is available via an informal rock platform. Drop a line in, launch a kayak or sit back and just enjoy the serenity!

For more information or to register your interest, contact Jeremy Gleeson today.