



Sold

401690 sq. m

615 Grassmere Road, Grassmere

SEEKING EXPRESSIONS OF INTEREST- "GRASSMERE GRANGE" THE ULTIMATE OPULENT LIFESTYLE...

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Located in the prime heartland of Grassmere we are proud to offer this picturesque opulent lifestyle home situated on close to 100 acres with sweeping farmland valley views to the pristine Merri River.

Proudly boasting four bedrooms, master complete with a grand bay window, walk in robe and ensuite, the remaining bedrooms are fully carpeted, generous in size and contain built in robes.

A luxe timber kitchen area offers near new appliances including a wall oven, gas stainless steel chef hot plates, dishwasher, huge walk in pantry, ample cabinetry and

Sold : \$1,795,000

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the quirky convenience of a front load washer and dryer combo. Added bonus of a small wall mounted television for your entertainment while cooking.

The open planned meals / lounge area is naturally light filled, a bay window provides glimpses into your meticulously maintained garden areas, beautiful timber floorboards, ceiling fan, split system and moveable gas space heaters you are covered year round for comfort. The formal lounge area is fully carpeted and has a wall mounted television.

A separate study, which is NBN ready is decked out in beautiful wooden panelling and will meet the needs of students, home office or the like.

A full family bathroom with separate bath and separate shower is also grand in nature.

Located outside in a standalone building / you have a large modern laundry with loads of storage space.

Towards the lower end of the property there is a standalone building which could be a multiuse, think studio / games room / teenagers retreat adequately covered with a split system for comfort and this has sweeping gully views to the Merri River, talk about pristine and calming views.

A remote garage and single carport, along with additional shedding structures, round off this package.

As luxe as this property is you also have the added convenience of Solar Power to save on those pesky bills.

The sprawling acreage is prime grazing country suited to beef cattle breeding and fattening, dairy out-paddock purposes and other boutique agricultural pursuits. Versatile soil types from black clay loam, ever green river flats to grey sandy loams and grey loams of basalt origin with a varying contour. Scattered throughout are several water troughs for livestock, bore.

There is also a water licence in place.

If you are seeking the quiet life, views to die for, yet only mere minutes away from Warrnambool itself then contact our office to organise your personal inspection.

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