

**23 Bright Lane, Main Ridge, VIC, 3928**

KAY & BURTON

**House For Sale**

Monday, 28 October 2024

23 Bright Lane, Main Ridge, VIC, 3928

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## 'Judd Vineyard'- Enchanting rural appeal on 46 acres with a peerless panorama

In a quiet country lane assuring ultimate peace and privacy, this exceptional 46-acre approx. estate embodies the essence of refined rural living.

Commanding attention with its presence, wide, wrap-around verandahs grace the charismatic weatherboard home, where a fusion of style and substance is further enhanced by entertaining options.

Upon entry, French doors introduce vast and verdant vistas to a landscape including a vineyard of Chardonnay and Pinot varietals, an olive grove and natural bushland highlighted by a picturesque dam with ornamental fountain. Lush, landscaped gardens surround the home, enhanced by a manicured hedge providing privacy for the inground pool.

Inside, a warm and welcoming interior opens from a central entry hall to an expansive living room with wood fire, large capacity dining zone and quality equipped kitchen with a 900mm Smeg cooker facilitating easy entertaining, with a wisteria draped pergola offering a picture-perfect outlook. Extensive glazing blurs the lines between indoors and out, with multiple sets of French doors opening to the wide verandah with its myriad of year-round al fresco options, all basking in unobstructed views.

A flexible floorplan adapts easily to family and friends, with an accommodation wing offering five bedrooms including a master retreat with walk-in-robe, ensuite and home office or sitting room with open fire, a second ensuite bedroom and family bathroom.

Fully established in its comprehensive infrastructure, the property also offers two large capacity cellars, double garage with electric car charger, two expansive machinery sheds, two dams and substantial water entitlement, solar power with battery and hydronic heating.

The property is used for agricultural purposes, with vines and olives. The renowned Judd Vineyard vines are fully managed by Ten Minutes By Tractor, while a local olive grower oversees the olives.

A sanctuary of style and serenity in breathtaking surrounds with exceptional lifestyle appeal, this impressive property is in a world of its own, yet just moments from acclaimed wineries, Flinders Village cafes and restaurants, beaches, golf courses and all the Peninsula has to offer.