

392 Mill Road, Hamilton, VIC, 3300



House For Sale

Thursday, 28 November 2024

392 Mill Road, Hamilton, VIC, 3300

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Jo Frost

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"Lombardy"

Discover Lombardy, a truly magnificent property displaying unmatched garden design and sophistication, resting on the edge of Hamilton with Grangeburn frontage and views of rolling farmland, this property is of significant scale and presence, meticulously curated for those with an eye for the extraordinary.

Behind an avenue of Lombardy poplars, a driveway of pencil pines and clipped hedging leads you to the craftsmen built residence consisting of stone block exterior and a French styled hip slate roof complimenting the European garden design.

Stunning double antique doors welcome you to the spacious home with sophisticated French Provincial influence offering multiple living areas and glass bifold doors to the vine covered patio that visually explores the southern garden.

The main living zone is open plan for effortless flow with the kitchen centred around the sleek stone topped island with stylish pendant lighting above and finished with an inset oven, gas cooktop, dishwasher and excellent storage.

The lounge area boasts a rendered chimney with an open fire place perfect for the cooler months adding to the ambience of the home and complimented by a reverse cycle split system for year round climate controlled comfort. The North facing formal dining room is adjacent offering sunlit views across clipped hedges and varieties of ornamental pears.

The master bedroom occupies a wing all to itself, enhanced with excellent walk in robe space and a generous ensuite with a large pivot door walk in shower, toilet, double vanity, beautifully flooded with natural light.

The remaining two bedrooms are in the opposite wing, queen sized with extensive built in robes, overhead fans and garden views. A fourth room is available if desired and offers alternative uses such as a guest bedroom, home office or second living area.

The 8 acre property is completely secluded for private enjoyment with a majority landscaped with semi formal European influence balanced by a native garden with contemporary expression. The more formal zones feature numerous garden rooms modelled on famous English designs, individually decorated and specimen themed.

A tranquil alfresco provides views to the Grangeburn river with permanent water flow along with two ornamental water ponds and a spring fed pond separated by a long boardwalk. Water supply is in abundance with the addition of a bore and 2 x 30,000lt water tanks that also service the home.

The gardens are truly extraordinary and present an array of opportunities from event venue hire for wedding ceremonies and exclusive gala receptions to open garden days and much more. So, whether you are looking to value add or for that something special, this residence offers a unique blend of opulence, comfort and convenience making it the ultimate private escape.

From this idyllic location you can enjoy access to The Grampians Ranges, The Great Ocean Road, Port Fairy and the Coonawarra Wine Region, all within a two hour drive.

WHAT THE OWNERS LOVES ABOUT THE PROPERTY

"We have loved developing a unique home and garden for our family and friends to enjoy. We will miss the special garden views from every window of our home".

Inside:

- ☑ Three to four bedrooms or three bedrooms plus a study/guest room/second living
- ☑ Master bedroom with spacious WIR and ensuite with shower, double vanity & WC
- ☑ Kitchen with electric oven, 5 burner gas cooktop, good storage and stone bench tops

- ☒ Living area with open fire and bifold doors to the alfresco area
- ☒ Separate dining room with views across the garden
- ☒ Family bathroom with shower, bath, vanity and separate WC
- ☒ Laundry with excellent storage and direct access outside
- ☒ Reverse cycle cassette heating and cooling

Outside:

- ☒ 3.63 hec, approximately zoned Farming
- ☒ 12 x 9 mt Colourbond garage with power
- ☒ 2 x 30,000Lt poly water tanks
- ☒ Bore with electric pump
- ☒ Spring fed pond
- ☒ 2 large planted aviaries
- ☒ Outstanding deep chocolate loam soil
- ☒ Annual rainfall averages 650mm

Location:

- ☒ 5 minutes to Hamilton's CBD
- ☒ 20 minutes to Dunkeld and the acclaimed Royal Mail Hotel
- ☒ 1 hour to Port Fairy and Warrnambool
- ☒ 1 ½ hours to Mt Gambier and the Coonawarra Wine Region
- ☒ 3 ½ hours to Melbourne
- ☒ 5 ½ hours to Adelaide

Private inspections only with the selling agent: Jo Frost 0428 585 434