

**45 Astons Road, Yarrambat, VIC, 3091**



**House For Sale**

Saturday, 16 November 2024

45 Astons Road, Yarrambat, VIC, 3091

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 3**

**Type: House**

## Luxury escape on 27 glorious acres!

Sale by SET DATE® Closing Tuesday 10th December at 5:00pm

Seldom do properties of this calibre present to market, but when it happens it is the opportunity of a lifetime. Almost 27 acres of rolling countryside, with a palatial family residence that has it all - this is executive living at its finest.

Spread over 3 exquisite levels, this rock solid deluxe home features soaring high ceilings, floods of natural light, and grand proportions throughout. The main level comprises an elegant formal lounge with bar, formal dining, gourmet kitchen with stone benchtops, quality stainless steel appliances, walk-in pantry, and excellent bench/storage space, and adjoining meals/family zone with Coonara wood fire and access to the large covered balcony. Upstairs you'll discover another spacious living zone and an impressive 6 robed bedrooms. The master bedroom has its own retreat, robed dressing room, and luxury ensuite, while a zoned main bathroom is designed to cope with family demands. The lower level is home to a vast games/entertaining zone with full kitchen, open fireplace, and adjoining sunroom. A good-sized gym, bathroom/sauna room, wine cellar/store, and well-equipped laundry complete the floorplan.

Several balconies, BBQ zone, and poolside entertaining area beside the solar heated in-ground pool provide a choice of outdoor spaces suitable for all occasions, and breathtaking views are ever-present. Lifestyle enhancements include ducted heating, evaporative cooling, ducted vacuum, security alarm, intercom, automated front gates, huge 18m x 7.5m shed, 3 car garage with workshop, mature landscaping with irrigation, 3 dams, and scope for stock/horses/hobby farm.

Worlds away from life's hustle and bustle, this hilltop rural retreat is nothing short of inspirational.