

# 88 Kallista-Emerald Road, Kallista, VIC, 3791

## House For Sale

Tuesday, 26 November 2024

88 Kallista-Emerald Road, Kallista, VIC, 3791

Bedrooms: 5

Bathrooms: 3

Type: House



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## LIFESTYLE & LOCATION ON OVER 10 ACRES

Privately positioned on over 10 glorious acres in a unique and picturesque location, this lifestyle property offers outstanding views across The Patch valley and mountain tops of the nearby Yarra Ranges. The property is ideal for those seeking a peaceful, self-sustaining lifestyle whilst remaining close enough to nearby townships of Emerald, Belgrave and Monbulk for ease and convenience. Gently sloping, the land is fully useable and perfect for gardening, raising animals, or simply enjoying the serenity of the beautiful Dandenong Ranges.

### THE PROPERTY:

- 10.7 acres (approx.)
- Four fenced paddocks, large garden area
- Spring fed dam with 5meg pumping rights
- Horse arena (currently used as parking bay)
- Solar system approx. 8kw plus 10kw battery back up
- Tank water (multiple tanks)
- Septic system
- Excellent parking along with a single carport
- Extra shedding
- Greenhouse as well as mature fruit trees inc: 4 avocado, fig, nashi, multiple citrus and a covered orchard with berries, kiwi, plums, apples, peaches,

### MAIN HOUSE:

- Circa 1930 original with character updates throughout
- Three bedrooms, two bathrooms plus office/sitting area
- Large, open plan living area and galley style kitchen with Falcon upright stove
- Gas ducted heating split system heating/cooling and a Nectre wood fire
- Wide verandah taking in mesmerising views

### STUDIO 1:

- Open plan design - ideal for artists studio, work from home options and more
- split system heating/cooling
- Wide patio area

### STUDIO 2:

- Original cottage containing one bedroom
- Lounge room, kitchen/meals, laundry and bathroom
- Lovely verandah, split system heating cooling plus wood heater

### STUDIO 3:

- Single bedroom with kitchenette
- Split system heating and cooling

This is an absolute must see property for those who are looking for a lifestyle change or for those just searching for more space to raise their family in this wonderful Hills community. Within walking distance to The Patch Primary School and the much loved The Patch General Store, this location is as incredible as its views!

Please note: Information provided has been obtained from sources believed to be accurate, however, we cannot guarantee information is accurate. Interested parties should make their own enquiries & obtain their own legal advice. We accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans, building

age or condition).