



23 Sherratt Road, Geraldine

## Space, Style & Versatility

Set privately at the end of a sweeping driveway, this impressive 1.33 hectare (more or less) property offers an exceptional combination of space, comfort and versatility.

From the generous tiled entrance, the home immediately makes an impact, with beautifully proportioned living spaces designed for both family life and entertaining. The spacious kitchen includes a walk-in pantry, open plan dining through to a living room and an elegant formal lounge all flowing effortlessly outdoors to patio and courtyard - ideal for gatherings or relaxed summer evenings.

Comfort is well catered for with double glazing, a heat pump and a wood burner on wetback, while excellent storage and bespoke cabinetry feature throughout the home.

The accommodation is particularly impressive, with two large bedrooms located downstairs, including one with its own ensuite. A further bathroom with separate WC and a dedicated study add to the practicality of this level.

Upstairs, there is another generously proportioned bedroom, a separate WC and a second living area complete with built-in bar and balcony - providing a wonderful space to relax, entertain or enjoy the

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### FOR SALE

Negotiation

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



outlook. The master suite is also located upstairs, featuring a walk-through wardrobe and luxurious ensuite with both bath and shower.

Practicality is further enhanced by the three-car garage with automatic door and internal access, while the established grounds feature an appealing mix of mature shrubs, plants and fruit trees.

With its generous landholding and flexible accommodation, this is a property that will appeal to families, extended families, those working from home, or buyers looking to explore homestay or guest accommodation possibilities.

A substantial lifestyle property offering plenty of space and possibilities - inspection is by appointment, so get in touch today to arrange your private viewing.

**Disclaimer:**

Please note, general property details are sourced from property data software and local council records and we may not have been able to verify the accuracy of some information. All intending purchasers are advised to conduct their own due diligence investigations. Enting Real Estate Limited Licensed (REAA 2008).

**MORE DETAILS**

|                                               |                |
|-----------------------------------------------|----------------|
| Property ID                                   | 7QPGDY         |
| Property Type                                 | Lifestyle      |
| House Size                                    | 385 m2         |
| Land Area                                     | 1.3366 hectare |
| Including                                     | Toilets (4)    |
| <b>Licensed Real Estate Agents (REAA2008)</b> |                |

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