

## Nicholson, 428 Duncan Road

### 5 ACRES, 5 BEDROOMS & A VINEYARD!

Crafted with care and built to last, this substantial five-bedroom residence sits proudly on a picturesque 5.3-acre estate with lovely views over green paddocks, a serene dam, and your very own charming vineyard. Designed with space and lifestyle in mind, the home exudes timeless elegance, beginning with a formal entryway that sets the tone the rest of the home.

Classic bay windows, high ceilings, and lovely cornices add character throughout, while two generously sized living zones provide comfort and flexibility for families of all sizes. The expansive open-plan kitchen and dining area forms the heart of the home, featuring broad benchtops, updated Electrolux double wall ovens, a large Smeg induction cooktop, Miele dishwasher, and ample cabinetry—perfect for entertaining or day-to-day living. The master bedroom is a true retreat with a walk-in robe and an oversized ensuite complete with a luxurious spa bath. There is a unique bonus fifth bedroom/multipurpose room located underneath the home—ideal as a teenager's retreat, guest accommodation, studio, or home office.

5

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**For Sale**  
\$970,000

**View**  
By Appointment

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Comfort is assured year-round with wood heating, three split-system units, and a powerful solar setup featuring 28 solar panels and two 4-kilowatt inverters, helping to significantly reduce running costs.

Step outside to discover a lifestyle made for entertaining and relaxation. A vast alfresco area with a built-in BBQ and electric blinds allows for year-round enjoyment, while a separate gazebo with a luxury spa offers the perfect spot to unwind. Practicality is also a highlight, with extensive shedding and storage options, plus four massive 36,000-litre water tanks ensuring ample water supply for home and land.

This is a rare opportunity to secure a quality-built home offering serene rural living with all the modern comforts and self-sufficiency you could desire.

## More About this Property

Property ID	1667FBF
Property Type	AcreageSemi-rural
Land Area	5.3 acre
Including	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank Solar Hot Water 4 tanks - 31 700 L / Dam / Vineyard red grape

**Carly Hine 0418 307 288**

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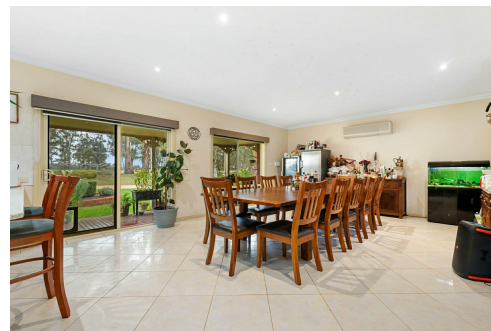
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