



87 Bolithos Road, Riddells Creek

Luxury Family home in a Highly Sought-After Location

Set across approximately 3 acres of prime real estate, this exceptional property enjoys picturesque views of the magnificent Macedon Ranges, offering a rare combination of space, privacy and breathtaking natural surrounds. This magnificent brick home combines generous proportions, refined finishes and exceptional indoor-outdoor living. Offering four spacious bedrooms, three bathrooms including two private ensuites, four toilets, multiple living zones, a dedicated home office and expansive entertaining areas, Thoughtfully designed for growing families who value luxury, space and sophistication. It delivers an exceptional standard of high-end family living, complemented by premium finishes and effortless functionality throughout.

From the moment you arrive, the home's commanding facade and covered portico entrance set the tone. Double entry doors open to an impressive wide entrance hallway, where an abundance of windows throughout the residence draws in natural light and creates a bright, welcoming atmosphere.

As you enter, a dedicated home office is thoughtfully positioned to the left, while the formal living room is complemented by an additional

4 3 4

FOR SALE
\$1,650,000 - \$1,740,000

VIEW
By Appointment

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lounge area, providing the perfect space for entertaining guests or enjoying a quiet retreat. Continue through to the heart of the home, the expansive open-plan kitchen, dining and family domain. The beautifully appointed kitchen features stone benchtops, extensive cabinetry and storage, a generous breakfast bar and walk-in pantry, offering both style and functionality. From here, the kitchen flows into the dining and family living area, where a wood-burning fireplace creates a warm and inviting atmosphere.

Privately positioned, the master suite is a true treat, offering a generously sized walk-in robe and luxurious ensuite with a large shower, double vanity and excellent storage, creating a private sanctuary within the home.

The remaining three bedrooms are positioned within their own spacious wing, accompanied by a large retreat offering an additional living area ideal for children and teenagers. Each bedroom features a walk-in robe, with one also enjoying its own private ensuite. A stylish central family bathroom with its own toilet services the remaining bedrooms, in addition to a separate powder room providing further convenience. Completing this wing is the spacious laundry, offering extensive cabinetry, generous bench space and excellent storage for everyday practicality.

Comfort is assured year-round with heating and cooling throughout, complemented by the warmth and ambience of a wood-burning fireplace, while extensive glazing invites an abundance of natural light throughout the home's living spaces and bedrooms. Opening the large glass doors from the family room reveals an exceptional covered outdoor entertaining area, designed as an extension of the home with plenty of space for outdoor dining and lounging. The dedicated built-in barbecue and outdoor kitchen area elevates entertaining, providing a fantastic space to cook, gather and enjoy the outdoors. Surrounded by the peaceful acreage setting, this inviting space can be enjoyed throughout the seasons.

Vehicle accommodation is equally impressive. The residence includes a double garage, while the property also offers a substantial separate large shed providing exceptional space for additional vehicles, machinery, storage or a workshop. An adjoining carport provides even further covered parking and flexibility.

Located in the charming township of Riddells Creek, approximately 50km north-west of Melbourne, the area is known for its relaxed country atmosphere, leafy streets and picturesque Macedon Ranges surrounds. The township offers convenient access to local shops, cafés, Riddells Creek Primary School, childcare and kindergarten facilities, Riddells Creek Recreation Reserve and Riddells Creek Train Station, with V/Line services providing connections towards Melbourne and Bendigo.

Residents also enjoy a strong local community, sporting facilities, parks and recreation, while nearby Gisborne and Sunbury provide an even broader range of shopping, dining and essential services. With convenient road connections via the Calder Highway and access towards Melbourne Airport and the city, Riddells Creek offers an appealing balance of country charm and everyday convenience.

Additional Features

- Three-phase power
- Spacious shed with exceptional versatility
- Approx. 3.1m x 10m adjoining carport
- Stone benchtop with waterfall edge
- Built-in barbecue/outdoor kitchen area
- Walk-in pantry
- 900mm gas cooktop and oven
- Dishwasher

- Blockout roller blinds throughout
- Freestanding bathtub
- Built-in shower niches
- Double vanity to master ensuite
- Wood Fireplace
- Central heating & cooling
- Clothesline
- Expansive grounds with exceptional space

For more details or to book your inspection, please call Adam Elsherif today on 0413 222 069.

MORE DETAILS

Property ID	DKJ12
Property Type	AcreageSemi-rural
Land Area	1.21 hectare

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