

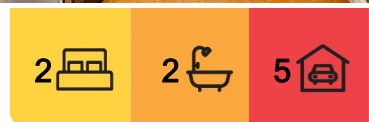


Tallarook, 35 Gilmour Track

'Pirramimma' - Your Architecturally Designed Oasis

Welcome to your architecturally designed oasis, nestled on a sprawling 45.5 acre (18.4 hectare) property, offering a harmonious blend of natural bushland and cleared grazing land. With three phase power unique to this location as well as NBN connectivity, working from home has never been more convenient. An added bonus is the approximately 4.5 acres of award-winning olive trees, providing further potential to the property. Located in the Tallarook ranges with national forest close by, this tranquil retreat presents a unique opportunity to escape the hustle and bustle of city life and embrace the serenity of rural living.

The residence, currently configured as two bedroom/two bathrooms, boasts the potential to effortlessly transform into a 3 or more bedroom haven with some alterations. Upstairs the master bedroom awaits, complete with a full ensuite, walk-in robe, and access to the decking, providing a peaceful retreat to unwind. Adjacent to the master bedroom, an upstairs rumpus room awaits, offering versatility as a third bedroom or additional living space. Equipped with split system reverse cycle air conditioning and heating, comfort is



For Sale
Please Call

View
ljhooker.com.au/7HAHJS

Contact
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assured year-round.

Vaulted timber-lined ceilings in the main living area create a sense of space and warmth, complemented by a cosy wood heater alongside the dining area and kitchen featuring induction hot plates, a pantry and a dishwasher. Step outside to the alfresco dining/entertaining balcony and soak in the picturesque views of the surrounding landscape and tennis court.

Additional features include an under-house cellar for wine enthusiasts, a two-car garage, and a carport under the roofline for caravan or boat storage. A separate 7.8x4.8m garage with a concrete floor and power provides ample space for storage or a workshop. Also included is an electric irrigation pump and land line with free to air TV antenna.

Outdoor enthusiasts will delight in the fully fenced synthetic grass floodlit tennis court, perfect for friendly matches or leisurely practice sessions. Explore the property's natural beauty and discover two large dams, both equipped with jetties. Overlooking the large dam from the home are expansive split level decking entertainment areas offering endless possibilities for relaxation and recreation.

Conveniently located, this secluded sanctuary is just a 25 minute drive from Seymour shopping centre and 15 minutes from Tallarook train station, offering V-Line service to Melbourne CBD. Indulge in the best of rural living with 45,000 litres of tank water on hand to ensure your convenience.

Don't miss the opportunity to make this architecturally designed oasis your own. Contact us today to arrange a private viewing and experience the tranquillity and beauty of this remarkable property. Call Gavin Henderson on 0408 359 764 for all enquiries.

*In conjunction with Tom Ryan Vendor Advocacy.



More About this Property

Property ID	7HAHJS
Property Type	House
Land Area	45.5 acre
Including	Air Conditioning Toilets (2) Tennis Court Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Water Tank Three Phase Power

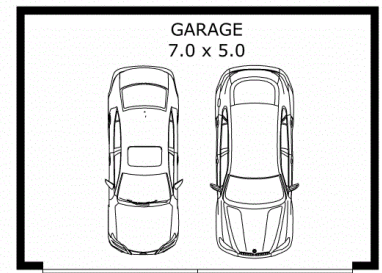
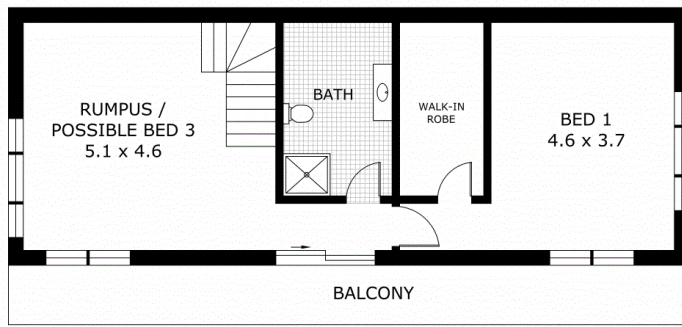
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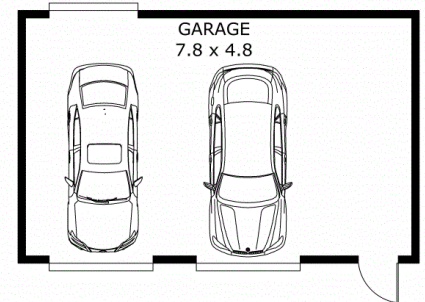
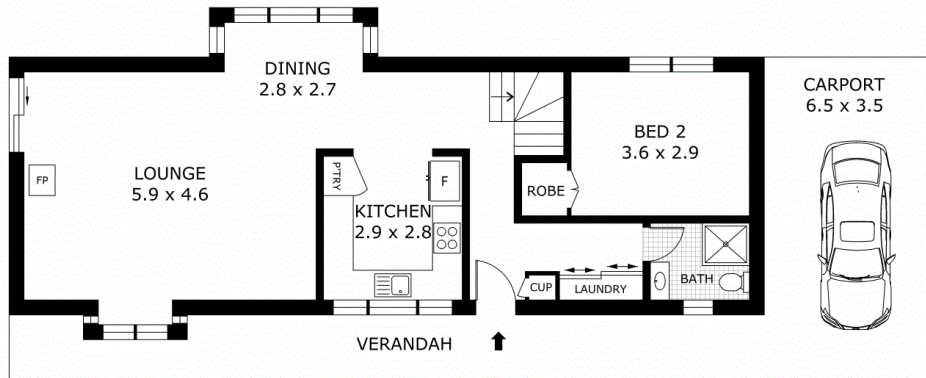


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(NOT IN POSITION)



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 131.3 m ²
Verandah	- 18.7 m ²
Balcony	- 16.5 m ²
Carport	- 22.7 m ²
Garage	- 72.4 m ²
Total	- 261.6 m ²



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