



100 Estonian Road, Thirlmere




## Modern 5-Acre Lifestyle with Huge Shed, Studio & RU1 Zoning

Escape the ordinary and discover the lifestyle you've been searching for at 100 Estonian Road, Thirlmere —a beautifully designed modern residence set on approximately 2 ha\* (5 acres\*) of picturesque countryside.

Built in 2018, this impressive home delivers the perfect balance of contemporary comfort and rural freedom. Offering four generously sized bedrooms and three stylish bathrooms, the home is thoughtfully designed for families who value space, privacy and effortless living.

At the heart of the home is a light-filled open plan living zone, where the kitchen, dining and lounge connect seamlessly to create a welcoming space for everyday living and entertaining. Large windows frame tranquil rural views, bringing the beauty of the outdoors inside. Step outside and unwind in the 6-person spa, the perfect place to relax while enjoying the peaceful surroundings.

Approximately a quarter of the land is cleared, offering plenty of usable space for a range of lifestyle pursuits —whether it's horses,

4  3  5 

### FOR SALE

Price Guide \$2,100,000

### VIEW

Sat 23rd May @ 11:30AM - 12:00PM

### AGENTS

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### AGENCY

LJ Hooker United Group  
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gardens, hobby farming, or simply enjoying the wide-open space.

A standout feature of the property is the large shed with an inbuilt hoist, ideal for car enthusiasts, tradespeople, truck drivers or anyone needing serious workshop or storage space.

Adding further versatility is a fully equipped studio / teenager's retreat, perfect for extended family, guests, a home office or creative space.

Practical features include:

- \* RU1 zoning providing excellent flexibility for rural land use
- \* Town water connected plus additional rainwater tank
- \* 7kW solar system for energy efficiency and reduced power bills
- \* Spacious bedrooms and multiple living areas for comfortable family living
- \* 3 phase power connected to the main board, providing capacity for larger machinery
- A designated section at the rear of the property approved for igloos or hydroponic growing, offering excellent potential for hobby farming or intensive horticulture

Positioned in a quiet cul-de-sac yet just minutes to local shops and township amenities, this property offers the best of both worlds — peaceful rural living without sacrificing convenience.

If you've been searching for a modern acreage property with space, versatility and lifestyle appeal, this exceptional Thirlmere offering is one not to miss.

Your rural lifestyle begins here.

Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.

## MORE DETAILS

Property ID	Q3J1T
Property Type	House
House Size	240 m <sup>2</sup>
Land Area	2 hectare

### Brandon Larsen 0408 639 495

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### Tanya Novek 04370 52 365

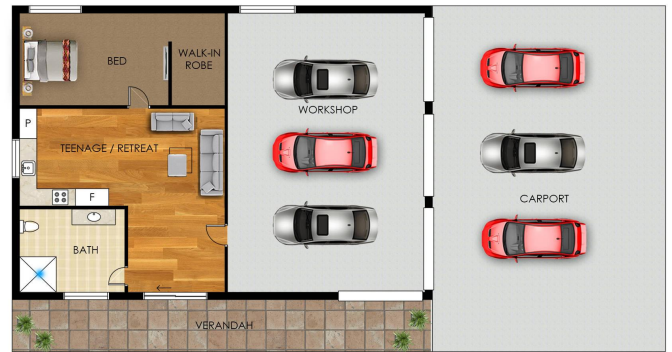
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