







137 Gladrose Crescent, Wongawallan

REDUCED FOR IMMEDIATE SALE - MAKE AN OFFER!

Inspect by Appointment only ....

This is a 1.15Ha horse property PLUS —as soon as you go in the front door, the view is overwhelming —rolling green paddocks in front and purple hued hills beyond. All on one level, there is so much to take in —the gorgeous solid timber floors and 9ft ceilings throughout, spacious living and dining, plus pool/rumpus/family room with bar. Then there is an elegant sitting room with open fireplace and a large study which could easily be used as a fourth bedroom. The other three bedrooms are all extremely generous as is the recently renovated ensuite and main bathroom. The superior kitchen has Miele appliances, an abundance of stone bench space and amazing views. Beyond the living and dining is the extra generous covered outdoor deck which surrounds the home on all sides —this overlooks the very inviting in ground pool. Included is ducted air, double garage, 5Kw solar and solar hot water

For the horses, there is a 50m x 20m sand arena, a brand new shed with stable, tack and feed rooms and a double garage to take your horse float plus two fenced paddocks. There is easy access to horse trails in the State Forest at the rear of the property and for children, a

4 2 2

FOR SALE
Offers Above $2,395,000

VIEW
By Appointment

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

nearby reserve for horses without having to negotiate roads.

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MORE DETAILS

Property ID	5HS9F41
Property Type	AcreageSemi-rural
Land Area	2.85 acre
Including	Study
	Ducted Cooling
	Pool
	Outdoor Entertaining
	Built-in-Robes











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137 GLADROSE CRESCENT, WONGAWALLAN

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Internal: 255m² I External: 146m² I Garage: 42m² I Total: 443m² Shed/Stable: 112m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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