

## Wy Yung, 220 Bullumwaal Road

### LUXURY TOWN LIVING ON AN ACRE

The moment you step into this beautifully constructed & elevated home you are immediately drawn to the vast space of the living zone boasting huge double glazed windows to take in the extensive northerly views towards the Wy Yung valley and hills beyond. Designed and built by quality local builders, this is a must see ultra modern, custom-designed quality home.

In heart of the home is an open plan living space incorporating a stunning gas log fire and a high quality custom kitchen boasting an inviting thick stone island benchtop with waterfall ends, a large Bosch induction cook top, and an integrated Bosch dishwasher.

The impressive and warm spotted gum timber floors give a sense of opulence and are featured throughout the home with carpet in the bedrooms. The wide hallway leads to 2 large bedrooms with walk in robes, a spacious rumpus room with cavity sliders, powder room with on trend tiles and gorgeous timber vanity plus a family bathroom with walk in shower, and a free standing bath. The huge master room is the ultimate retreat, and features a walk through robe with a large amount of storage, a stylish ensuite with a large

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2

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/17FWBF](http://ljhooker.com.au/17FWBF)

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**(03) 5152 4172**



walk in shower and separate toilet.

Step outside to an elevated alfresco verandah with beautiful spotted gum decking and glass balustrades, a perfect area for entertaining and capturing the all-day warmth of northern light with a memorable rural aspect.

The home backs onto farmland and is set on an acre of lawns, with a firepit for those chilly evenings, a large shed with 3 phase power which is easily accessible, plus a circular gravel driveway to the front door for visitors.

This home has double glazed windows throughout and a fully zoned ducted heating & cooling, plus 6.6 KW solar energy system.

This is a rare opportunity to purchase a home of this quality on an acre of land so close to town & schools &ndash; be quick to call our office today to book your private viewing!

## More About this Property

|               |                                                                                                                                                                                                                |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property ID   | 17FWFBF                                                                                                                                                                                                        |
| Property Type | House                                                                                                                                                                                                          |
| Land Area     | 4144 m2                                                                                                                                                                                                        |
| Including     | Ensuite<br>Ducted Cooling<br>Ducted Heating<br>Toilets (2)<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Floorboards<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Solar Panels<br>Solar Hot Water |

**Carly Hine 0418 307 288**

Sales Consultant / Licensed Estate Agent | [chine@ljhookerbairnsdale.com.au](mailto:chine@ljhookerbairnsdale.com.au)

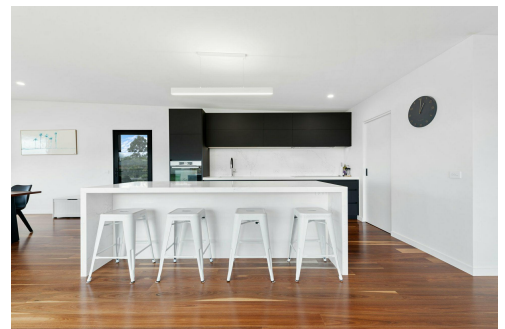
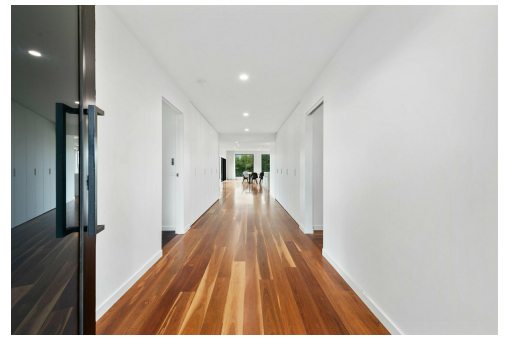
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