

CLONBINANE, VIC



## CLONBINANE HOUSE ON ACREAGE FOR SALE

'OFFERS OVER \$560,000' We are absolutely thrilled to be able to present to the market this captivating property of approximately five acres. On inspection you will truly agree with us, deciduous trees selectively planted to enhance colour and foliage with arbours, walk ways and areas for pensive thought. It is obvious that no expense has been spared here. Greeted by a beautiful sandstone verandah leading to the stunning four bedroom home, comprising quality fittings with Blackbutt flooring throughout the busy areas, high ceilings and decorative cornices. The red gum kitchen is a pure delight with granite bench tops and a top of the range 'Homestead' Combustion Cooker with electric facilities, yes, the best of both worlds on offer in this kitchen. All of the bedrooms are very generous in size with loads of storage and this exquisite residence is kept comfortable by a solid fuel heater and split systems. The design and detail of this property is extraordinary with thirty five solar panels to keep electricity costs to a minimum, in excess of two hundred thousand litres of available water and drip irrigation to the gardens. Due to the amazing planning and preparation of this property, the gardens are essentially self-sustaining and water is a

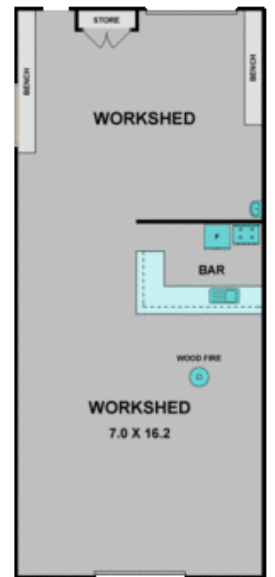
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FEEDSHED NOT IN POSITION



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