

Under Contract



36 St Andrews Close, Wallan



Vendors Relocating - Will Be Sold (Sold Prior...

SITUATION; Ideally located in a peaceful close within the widely acclaimed Hidden Valley Golf and Country Club Estate, the home immediately overlooks the fifteenth green and sixteenth tee of the Hidden Valley championship golf course.

ACCESS; Is via a gated entrance to the Hidden Valley Estate exiting the Northern Highway between Wallan and Kilmore. Position is excellent including easy commuting to Melbourne CBD via Vline from Wallan station approximately 50 minutes. Road via Hume Freeway 55 minutes, Melbourne airport 35 minutes and Wallan township 3 minutes.

HOME; Is approximately eight years young, being meticulously maintained, and as such is in as new condition. The floor plan provides flexible living options with two large living areas at opposite ends of the house. Both these areas are serviced by a generous hostess kitchen which includes stainless steel appliances, gas cooktop, island granite topped work bench and substantial dining room. The north-easterly aspect of the entire living area is designed to gain maximum light and warmth benefit in winter while allowing some respite from the afternoon sun of mid-summer. A delightful patio accessed from the dining area has been the scene of many cool summer entertaining moments. Accommodation includes three double bedrooms and large study/ home office, alternatively this room could be used as a fourth bedroom. Master bedroom has full en-suite and walk-in dressing room. The second bedroom is completely private, is adjacent to the second living area, main bath-room with spa-bath and separate toilet. The floor plan is completed with a large laundry combined with excellent storage space. Central heating and air-conditioning allow perfect year round climate control. The home has several outstanding features which include the magnificent spotted

3 2 2 1,463 m2

Price	AUCTION
Property Type	Residential
Property ID	46
Land Area	1,463 m2

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gum hardwood floors throughout most of the house including all living areas, plus a lockable, four vehicle garage with dual remote access doors. Thoughtful planning has resulted in a dividing wall with sliding door constructed in the garage, thus providing an extra room which if not used for motor vehicles , would make a wonderful teen-agers retreat. The house can be divided into two separate living areas opening up endless possibilities, including a bed and breakfast (stca).

EXTERIOR; Low maintenance gardens with native plants and some shade trees complement the large allotment which has excellent views over the adjacent golf course.

SERVICES; Excellent schools, both public and private in Wallan, Kilmore and Craigieburn all accessed by school buses. Underground power , natural gas, Melbourne water, excellent medical and community facilities all enhance the desirability of this property.

RECREATION AND COMMUNITY; The Hidden Valley Golf and Country Club is a community in itself, offering something for every member of the family. The championship golf course will test the most proficient golfer but also encourages the beginner with great practice facilities including an excellent driving range, ten hole short course known as the "Lost Forest" and golf academy. A pro-shop, gymnasium and sauna are situated in the golf club-house complex. An outstanding equestrian facility complete with a fully covered arena, stables and day yards is popular with those who have horse interests or wishing to learn to ride. Swimming pool and two mod-grass tennis courts are also included in the Country club precinct. An excellent restaurant and bar is open daily and also provides conference and private function facilities.

AGENT REMARKS; Hidden Valley is unique in that it has something for everyone, space, location, lifestyle and affordability. All this combined with an immaculate home creates a wonderful opportunity for a family wishing to enjoy the lifestyle, or a couple that may wish to commute or conduct a business from home and include a weekly game of golf plus a sauna and a drink in the bar.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.