

Under Contract



455 Little Yarra Road, Gladysdale



### "Brisanlea" - Yarra Valley

**SITUATION:** The property, at Gladysdale, is located in the upper reaches of the magnificent Yarra Valley within 70 minutes drive of Melbourne CBD.

**THE HOME:** This unique double storey home, constructed of bluestone and beautifully maintained, is surrounded by extensive plantings of deciduous and evergreen shrubs and trees complimented by a 1.7 metre deep kidney shaped in-ground pool, all of which is accessed via a craftsman built stone gateway and adjoining stone walls.

The home has many features including but not limited to:

- 3 Bedrooms. main with W/I Robe.
- 2 Bath rooms inc E/S.
- Spacious timber Kitchen.
- Family dining room.
- Huge lounge with cathedral ceiling.
- Two person office.
- Splendid outdoor entertaining area.
- Pizza oven.

**GARDEN:** Is a feature, with the curbed drive-way meandering through strategic plantings to convenient parking, garage and workshop at the rear of the home .A secure fowl yard and dog run, together with a wonderful vegetable garden complete the package.

**WATER:** Is secure with a licensed bore servicing the garden and pool, and a huge storage of rain water to the house.

**AGENT REMARKS:** This unique but versatile property with its beauty and location

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<b>Price</b>	Under Offer
<b>Property Type</b>	Residential
<b>Property ID</b>	92
<b>Land Area</b>	8,091 m2

#### Agent Details

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provides a serious opportunity for a family or home business operator. Alternatively offers a wonderful private lifestyle for a city executive looking for that private "get away".

An inspection will not disappoint.

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