



## 30 Somerville Lane Riddells Creek

Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig (Macedon Ranges) and Company Pty Ltd ABN 41162808335, Licensed Estate Agents, Auctioneers and Property Managers.



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RIDDELLS CREEK 30 Somerville Lane



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30 Somerville Lane

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## Vogue living

This rare offering on over an acre of private gardens with the superbly constructed home & sublime interiors, provides an enviable lifestyle to the new owner.

Upon arriving at the home you are instantly impressed by the detail of craftsmanship & the almost lost trade of tuck pointing highlighting the beautiful red bricks. On entering you are struck by the quality of the high ceilings & marble floors which continue throughout the home. Well-proportioned living rooms & bedrooms, 3 have WIRs with the main with ensuite. The kitchen takes full advantage of the north orientation with stone benchtops, European appliances & large walk-in pantry. This flows onto the dining & living areas enjoying calming views over the pool which is serviced by the undercover entertaining room as well as the self-contained pool house ideal for friends & family to stay in.

Excellent infrastructure supported by an abundance of water with 220,000 litres of rain water tanks as well as town water which irrigates the gardens by an automated system. There is a 10x30m shed with mezzanine ideal for a work shop plus an adjoining carport, a basement cellar 13x6m & a separate studio. The 15KW solar power unit, chook shed, espaliered orchard & vegetable patch is ideal for those aspiring to self-sustainable living. A detailed information sheet is available on request.

**PRIVATE SALE**

**INSPECT** As advertised or by appointment

**LAND** 4,614 Sqm

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