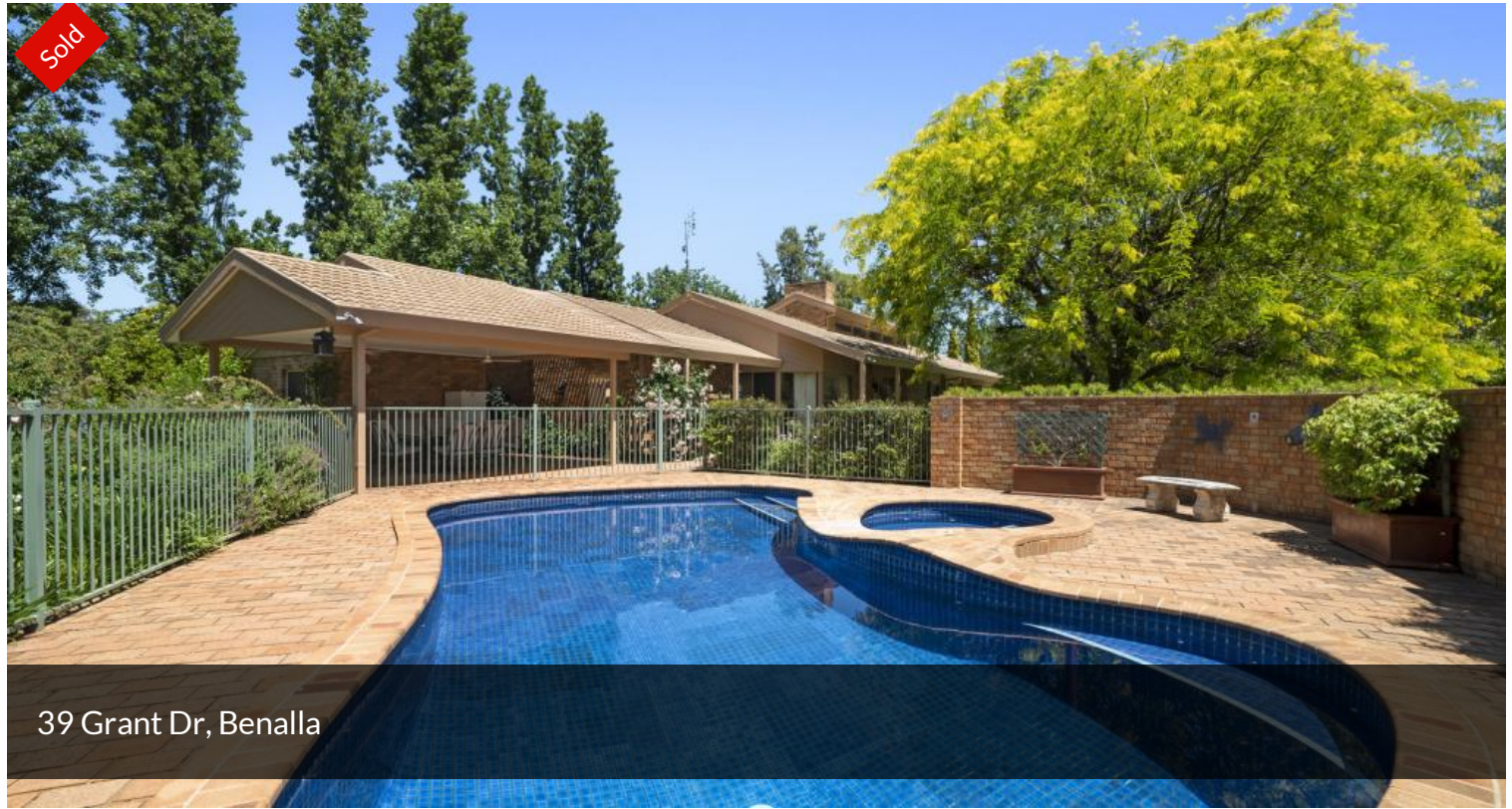


Sold



39 Grant Dr, Benalla



## "ROWILLA"

Situated on a superb and most private 2.104 ha (5.19 acres) this impressive and timeless Lucas Morris architecturally designed home delivers functionality and an elegance like no other.

- Rare riparian water right with a 36.4 metre (approx.) frontage to the Broken River and a 2 meg. pumping right.
- A versatile four bedroom quality home featuring an office and three expansive light filled living areas.
- The home is north facing, with a solar passive design that showcases the extensive use of glass, clerestory windows and specialised 'shugg' windows throughout.
- The main bedroom is positioned at the front of the home just off the formal lounge and offers a full spa ensuite and walk in robe.
- Consecutive bedrooms share a generous central bathroom and offer built in - robes.
- Seasonal comforts include reverse cycle ducted split system, underfloor heating and ceiling fans.

🛏 4 🚿 2 🚗 2 📄 2.10 ha

Price	SOLD
Property Type	Residential
Property ID	1118
Land Area	2.10 ha

### AGENT DETAILS

### OFFICE DETAILS

Benalla  
0410556531



- Lime washed Ash timber kitchen with quality appliances and a walk in pantry.

- Outdoors ... you will find the most superb established garden with an abundance of roses, mature shade trees and alfresco dining overlooking a picturesque lagoon and in-ground solar heated swimming pool.

This is an amazing property with wide river frontage, excellent infrastructure for watering all the grounds and a massive 18 m x 12 m shed with excellent clearance/ door height and 3 phase power.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or the agent. Interested parties should contact the nominated person for full and current details.

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.