

Sold



45 Grant Dr, Benalla



## NOTHING COMPARES, PURE ELEGANCE...

Surrounded by verdant grounds and privately positioned well from the street, this magnificent home effortlessly melds quality contemporary updates with classic original features.

Occupying a coveted 1.5ha (3.7 acre) allotment with Broken River frontage, this residence and grounds is like no other, a home of utmost quality, a sanctuary of pure elegance designed for indoor and outdoor entertainment, residing here really must be like living the dream.

Upon entry, you are struck by the craftsmanship and meticulous attention to detail, the living areas flow seamlessly with offerings of formal and informal spaces, which all capture the glorious garden from every window.

The kitchen proves the hub of the home and is central to all rooms, it is so very well appointed, with stylish Porcelain benchtops, a "Belling" induction deluxe range, loads of cupboards and drawers, F&P dish drawers, and a decent size pantry.

The home offers a flexible floorplan to accommodate a large family or plenty of guests, while all still able to enjoy their own space and privacy.

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Price	SOLD
Property Type	Residential
Property ID	1313

### AGENT DETAILS

David MacKinnon - 0410556531

### OFFICE DETAILS

Benalla  
0410556531



The outdoor areas of this home are simply breathtaking, mature trees surround a beautiful tiled heated inground swimming pool and spa, while lush lawns lead down to the pool from a sizable entertainment area, this really is your own private haven.

Everything about this property works! You will want for nothing, just move in, enjoy, and relax...

- Downstairs, open plan Kitchen and dining, formal and informal living, three bedrooms, one with ensuite.
- Upstairs, large living area, kitchenette, study (or 5th bedroom), spacious bedroom and ensuite.
- R/C air conditioning, ambient gas fire, Nobo heating, slow comb. wood heating and ceiling fans.
- Freshly painted throughout, new roller blinds throughout, all new light fittings, near new carpet.
- Abundance shedding – 10m x 6m shed, 7m x 6m attached carport, and a double carport for vehicle parking.
- 2 MEG W/R from the river, fully irrigated watering system to grounds, 14.8 KW solar panels and 3PH 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.

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