

Sold



000 Cowan, Benalla



## SOPHISTICATED CUSTOM DESIGNED FAMILY RESIDENCE

This 30 square family home is an investment in living, with exceptional proportions, luxurious finishes and appliances making this a superb family environment with outstanding sustainable living features.

The main living zones face north and the view from inside captures the low maintenance garden and the pool beyond. The sliding doors to the 46sqm alfresco living area provides a seamless connection between inside and out.

The kitchen is to die for with exceptional features ranging from the very high quality Swiss made VZUG kitchen appliances that raises the bar for family living. Every bench, vanity and laundry bench top is Caesar stone.

Sustainable living is a hallmark with 4.5 kw solar power system, all glass is double glazed, all lighting is LED, three separate zones to control the ducted gas heating, R7 insulation rating, two instant gas hot water heaters, very wide eaves, ducted evaporative air conditioning, grey water recycling, artificial grass and a 20,000 litre rain water tank for the pool and garden.

Extensive use is made of high quality Italian floor tiles combined with elegant rectangular tiles on all wet area walls and splash backs.

4 2 6 4,046 m<sup>2</sup>

Price SOLD for \$700,000

Property Type Residential

Property ID 864

Land Area 4,046 m<sup>2</sup>

### AGENT DETAILS

David MacKinnon - 0410556531

### OFFICE DETAILS

Benalla

0410556531

**BRR** Benalla Residential Rural  
Real Estate

The master bedroom suite is north facing with direct access to an intimate wall garden courtyard. The high spec spacious ensuite is all class with dual basins, deep porcelain bath, large shower, heated towel rails, plantation shutters and a separate lavatory. Access to the large combined dressing room wardrobe is through the bathroom. The three remaining bedrooms are large and all have a full wall of built in wardrobes and ceiling fans.

The main bathroom has the same attention to detail and colour scheme as the ensuite but with a full length bath. Adjacent to this is a separate lavatory in addition to the powder room located off the main hallway.

Additional rooms are a large study, a second living room and the superbly appointed laundry. The use of floor to ceiling doors and the french doors assists with heating and cooling the whole house.

The 51 sqm garage has plenty of room between cars. It has a remote door, direct access to the house and the garden or the store room. The driveway is concreted to include the 54 sqm shed which has power.

This outstanding property has 4,063 sqm of land and a semi rural outlook and all services are connected.

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