

Under Contract



## Hamilton



### "Seven Oaks" A Stately Country Manor on Acreage

LAND: Approximately 22 acres

SITUATION; The property is superbly located among the gentle rises east of Byaduk which is approx 20 minutes drive south of the major regional centre of Hamilton and 150 minutes easy drive from Melbourne.

"SEVEN OAKS" is a magnificent two storey home of generous proportions. Constructed of Mt Gambier stone, the home must be inspected to be appreciated as no expense has been spared in the construction and materials used. The home has many features including;

- Formal entrance .
- 5 bedrooms, master with ensuite and walk in robes, others with large built in robes.
- 3 bathrooms, main with spa-bath.
- Hostess kitchen finished in Victorian Ash timber, double electric wall oven and separate hotplates.
- Double pantry.
- Breakfast bar and kitchen dining space.
- Wine cellar.
- Huge living and casual lounge area with cosy Eureka Ultimate combustion heater.
- Formal lounge with open fire place.
- Formal dining room opening to patio.
- Large laundry allowing wet entrance, storage for coats and boots.
- Luxurious floor coverings including woollen carpet complemented with

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**Price** Deadline Sale: Offers Close  
5th September 2013

**Property Type** Residential

**Property ID** 55

#### Agent Details

Scott McCormick - 0409 216 465

#### Office Details

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**McCORMICK & CO**

parquetry in high traffic areas and fully tiled bathrooms.

- Library.
- Huge recreation room to cater for all indoor activities.
- Cathedral ceilings upstairs.
- Reverse cycle air conditioning.
- School bus to front gate services all Hamilton schools.

EXTERIOR; Approx 2 acres of easy maintenance gardens and lawns with circular driveway and strategic tree plantings. Lock up 2 space garage, workshop, 3 space car-port.

FARMLET; 3 paddocks, 18m x 9m hayshed, 11m x 9m lock up machine shed, permanent water.

AGENT REMARKS; This outstanding lifestyle property presents as a perfect "tree-change" lifestyle for professional persons, or alternatively would suit a family needing space to pursue outdoor activities related to horses or other animals.

Our vendors are relocating to be nearer family. Their instructions are clear.....SELL!

For sale by deadline date closing Thursday 5th September 1.00 pm (UNLESS SOLD PRIOR)

*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.*