



**2 Garrard Court, Exford**



### AAA Lifestyle On Fringe of Melbourne

Open plan living areas complement the four bedroom accommodation serviced by two large bathrooms & powder room. A masterful spacious study makes working from home a real option & extensive use of spotted gum flooring throughout the home and anagrae in the spacious kitchen enhances the natural feel throughout.

Set on 4.05 acres the residence and 18 x 12.5 American Barn (cement Floor & Surrounds) affords you many living options including a fully self contained one bedroom unit. Furthermore, the main residence offers a choice of two decks to harness the magical rural views or simply relax within and enjoy the spacious cathedral ceilings and views.

- Natural Bluestone is used extensively from the main secure gated entry to all drive way edging and landscaping. The property is adjoined by historic 'Strathtulloh Homestead' on one boundary and Toolern Reserve at the rear. Other Features:Town water, three phase power, full visual security system, ducted heating & cooling, ducted vacuum, spa, walk in pantry & linen press, broadband, mezzanine in shed, crushed rock driveways, post and rail fencing & lots more. Minutes drive from major shopping centres, Eynesbury Golf Club and Tabcorp Park

4 2 6 4.05 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	6
<b>Land Area</b>	4.05 ac

#### Agent Details

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#### Office Details

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