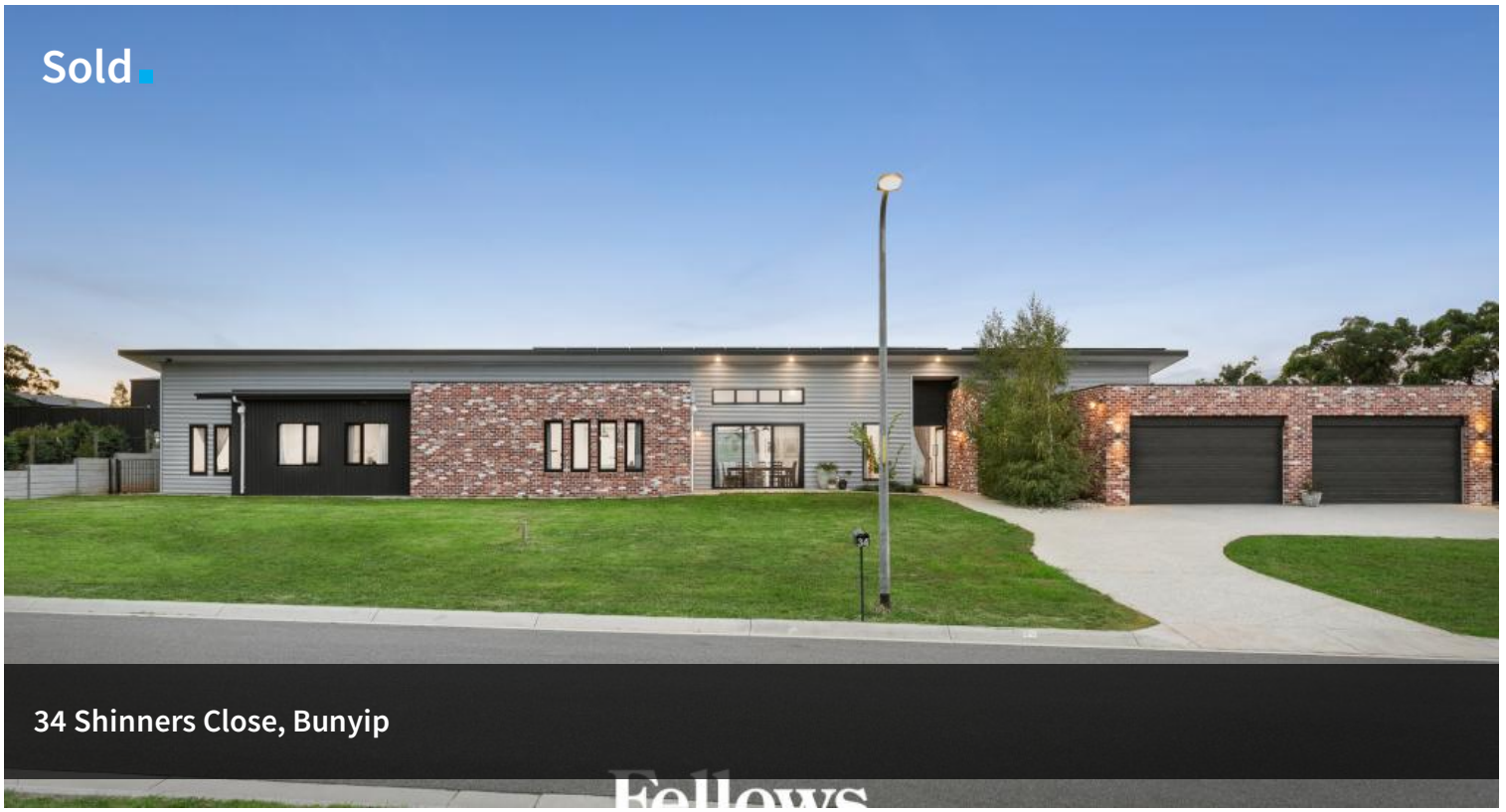







A grand masterpiece awaits, in Bunyip's most exclusive estate

Custom built by P & S Ryan Constructions, designed by a local architect John McAuley and only five years young, welcome to one of Bunyip's most picturesque and highly sought-after enclaves.

This breathtaking residence is the epitome of refined luxury and modern sophistication. Set amongst equally distinguished homes, its commanding presence captivates from the moment you arrive. Built with a steel frame, a timeless brick façade, a sweeping U-shaped driveway, a 6x9m three phased shed with power, lighting, concreted floor and is fully insulated, adding to the excitement with a four-car garage nearby.

Step inside through the grand entryway and immerse yourself in an atmosphere of understated opulence. Vaulted ceilings and expansive windows bathe the open-plan living spaces in natural light, offering uninterrupted views of the outdoor surroundings. Designed for effortless entertaining, the heart of the home boasts an elegant living and dining area, where a striking exposed brick feature wall creates warmth and character, while the polished concrete floor adds an urban farmhouse feel.

6 2 8 4,000m2

Price	SOLD for $1,420,000
Property Type	Residential
Property ID	635
Land Area	4,000 m2
Floor Area	308 m2

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The formal living room has the additional benefit of flowing seamlessly into the enclosed alfresco retreat, creating a harmonious indoor-outdoor experience—perfect for intimate gatherings or grand celebrations, or even a good game of foosball/snooker.

At the core of this masterpiece lies a chef's dream kitchen, where form and function converge in spectacular fashion. A generous stone island with a breakfast bar serves as both a culinary workspace and a social hub, premium steel cucine appliances include an induction cooktop, and Bosch dishwasher amplify the abundant of bench space, while being lit with beautiful, dropped pendants. Enjoy an enviable 90-degree panoramic view of the property while preparing meals, and take advantage of the discreet butler's pantry, complete with additional storage, counter space, sink, and a dedicated fridge and freezer space—ideal for hosting with ease.

Relax in the lavish primary master suite, a private sanctuary, designed for absolute tranquillity. Custom-built wardrobes, private sliding doors that open to the outdoors, and a spa-inspired ensuite create a retreat that redefines indulgence. Unwind in the expansive walk-in shower with skylight, surrounded by exquisite finishes, which include raised stone sinks, cabinet mirrors for additional storage, a 40mm stone bench top and matte black finishes.

Five additional guest bedrooms offer versatility, with all rooms providing stunning crisp white barn doors and matte black fixtures, perfect for accommodating the family, visitors, or curating the ultimate family memories as an additional third living space, hobby room, or the ultimate kids retreat enhances the space.

The guest bathroom is equally impressive, featuring high-end white textured tiles and a spacious walk-in shower with a stone free-standing bath to indulge in the grand luxury feel, ample cabinetry space, large mirrors, subway tiles and eye-catching tapware.

A separate family room provides yet another layer of convenience, presenting the perfect escape for movie nights, a state-of-the-art home gym, or a secluded retreat away from the main living areas closed off by large double barn doors. Throughout the home, abundant storage ensures every space remains pristine, while having the additional home office, ideal for the kids' study space that is fitted with overhead shelving and 40mm stone bench, while the dream mudroom, with its flawless organisation, offers seamless access to the laundry area, with additional coat and bag storage.

Beyond the interiors, the outdoor spaces continue to impress, situated on 4000m2 allotment, with retaining walls already in place, this piece of open space is set and ready for you to add a pool, and elevate the allotment. The enclosed alfresco area invites year-round enjoyment, with an industrial ceiling fan ensuring comfort in every season. A secondary concrete patio presents a versatile space for outdoor activities—

shoot hoops, entertain in style, or simply relax and revel in the breathtaking open view. The vast backyard is a blank canvas, waiting for you to put your personal touch to it.

Thoughtfully integrated sustainability features, including a 48kw solar system in total with 2x14kw battery stacks (29kw total storage) with full blackout protection. Quadruple 40,000L water tanks, totalling to 160,000L in capacity that are food grade stainless steel. A three-stage whole house water filtration/sterilisation system, hot water recirculation loop that has been installed providing near-instant hot water throughout the home, skylights openable by remote, mechanical blinds fitted to seal off in the heat. The house is all-electric throughout, though mains gas is available for connection if desired, zoned refrigerated heating and cooling, under floor hydronic pipes (under floor heating elements) are installed into the screed concrete floor with a 90mm hyper floor finish that requires no further maintenance, wires for the thermostat are also installed, all you need to supply is the units to the system which will seamlessly enhance the home's commitment to both eco-conscious living and impeccable design.

Situated walking distance from the heart of Bunyip, this prestigious residence creates the perfect balance of seclusion and convenience. Indulge in the charm of local cafés, boutique pubs, bustling markets, sport grounds and parklands. With renowned schools nearby, the Pakenham Racecourse a 10-minute drive away, and Melbourne's CBD just over an hour's drive, you'll enjoy a lifestyle of serenity without compromise. This is more than a home—it is an experience, an escape, and a statement of unparalleled luxury. Don't miss your chance to witness its magnificence firsthand.

Contact your Bunyip specialists today for more information, Tahnee 0410 029 953 | Terri 0400 573 483, or we look forward to seeing you at our next open for inspection.

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