

17 BELLANY ROAD, BELGRAVE SOUTH. FEATURES LIST.

Inside:

- Timber kitchen with granite benchtops and splashback, overhead lit display cabinets, SS dishwasher, island trolley bench.
- Stainless steel Falcon Professional twin electric ovens, gas stove top, warming plate, grill, and storage draw.
- Sweep vac in kitchen. Walk in pantry. Whelan instant boiling water, filtered drinking water 56 litre under bench cavity. Kitchen serving window
- Family room with wood heater.
- Formal lounge/dining with French Cheminees Phillippe fireplace, window seat, ornate cornice, and rosettes.
- Bathroom spa, frameless shower in ensuite with disability toilet entry. Laundry drying room.
- Spotted gum floors, tiles to all wet areas. Custom made drapes, curtains and sheers, remote controlled E screens. Ample storage cupboards throughout the house.

Outside:

- North facing
 - Quiet no through road. Few minutes to Belgrave South Township. Belgrave railway station an easy drive.
 - Views of Cardinia Reservoir, Port Phillip Bay. Sunrise and sunsets. Early mornings are beautiful here.
 - New house alarm system with remotes, mobile control, new CCTV with night vision and sound, monitored and controlled from your TV and mobile. NBN
 - Surround sound throughout home, balcony, and garage with zoning.
 - Brick residence with cyclone rods throughout, 10ft ceilings throughout, designed for excellent disability access
 - Secure rear yard for children and pets, cubbyhouse
 - Fruit trees, nectarine, fig, lemon, apple, and olive.
 - Merbau deck, freshly painted, outdoor alfresco blinds. Extensive outdoor lighting around the home.
 - Rinnai electric heating and refrigerated air-conditioning units with zoning on 3 phase power converters.
 - Two Rinnai Infinity gas endless hot water units on both ends of house.
 - Hard wired smoke detectors.
 - German solar power 4.7kw on 5.3 kw Inverter with buy back of 66 cents p/kw ending November 2024
 - 4 car garage with remote, outdoor keypad, roller door access to adjoining 2 car carport and removable Hills hoist.
 - Secure front parking through remote gates with intercom
 - Under ground water tank servicing Hunter automatic sprinkler system for garden beds, lawns, and taps.
 - Machinery/tack shed (alarm system there but not used for years)-has separate property access, adjoining storage shed and toilet.
 - Undercover hay storage. Wood store.
 - Road paddock access with cattle ramp and holding area
 - Water tank servicing small paddock water trough, the remaining paddocks with automatic water troughs on mains water. All paddocks have shelters. Electric perimeter and paddock fencing.
 - Mains water, gas cylinder tank.
- Walking distance to Pony Club. Horse trail rides outside of property. Minutes to Wellington Road.