



131-169 Hoggs Rd, Toolern Vale



## City-fringe Estate & Waterfall Bush Sanctuary!

An extraordinary bespoke architect designed estate C.1986 on 25 acres of tranquil Toolern Vale bushland only a 40-minute drive from the CBD. Spectacularly nestled into a hillside with tiered landscaping that incorporates a vast rock waterfall and sun-screened alfresco dining for the longest lunch! Making an unforgettable impact at every corner that transitions from a striking entry off Diggers Rest-Coimadaí Rd through a grand Castlemaine Stone remote controlled gateway to an exposed brick Colonial styled home of vast dimensions and five bedrooms. A true family retreat of a calibre rarely seen that offers some scope to further modernise, boasting a city-fringe native bushland address frequented by kangaroos, wombats and a twitchers dream sanctuary of native birdlife.

The ultimate venue for any gathering, party, wedding or home business with an exceptional list of rooms, inclusions and potentially even the furniture! Superbly designed and detailed with cathedral ceilings lined with cedar, a full brick-paved veranda wrap lined with cedar, formal and informal dining and lounge with a bar, open plan kitchen-living, pool room, kid's rumpus or games room with a pool table, home office, salt chlorinated pool and spa, freshly refurbished tennis court with lighting, outdoor kitchen and undercover parking for a fleet of vehicles. Luxuriously landscaped estate with exquisite bushland, waterfall, waterfalls, forest, bushland, 4000+

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.

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**Price** \$2,500,000  
**Property Type** residential  
**Property ID** 1058  
**Land Area** 25.00 ac

### Agent Details

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### Office Details

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