



198 Ruffles Rd, Willow Vale



PRESTIGE 5 ACRES in "LIMESTONE RIDGE" WILLOWVALE - First time on the Market

This immaculate, secluded country home is built from Mt Gambier Limestone with a multitude of hidden features. Situated on 5 acres, the main home overlooks a large dam and open paddock, backing onto Hotham Creek. Entertainment is at the heart of this home. The central kitchen services the spacious family/dining, lounge with Cheminees Philippe Wood Fireplace, large games room with a trompe l'oeil, wet bar, and underground Wine cellar. This property also incorporates a Balinese inspired outdoor oasis, from the huge, fully equipped, Bali Gazebo to the pool with grotto, bar, and suspension bridge to a hidden rainforest retreat.

Just some of the Featuring:

- * High ceilings throughout & 8ft doors throughout
- * Tango design Wrought Iron feature to front entry, balustrade & other features
- * Swarovski Chandelier to main entry and dining room
- * Large games room with wet bar and Trompe L'Oeil by Spanish artist
- * Underground climate-controlled Wine cellar, beneath games room, for 1500 bottles
- * Double timber French doors to office and games room
- * 4 Large Bedrooms - 2 with Ensuite, spa bath in master
- * 2nd bedroom with Ensuite and custom-built walk-in robe
- * Large showers in all bathrooms with floor to ceiling tiles
- * 2 both Ensuities and 2nd bathroom
- * Cheminees Philippe Wood Fireplace
- * St George glass cook top and wall oven
- * Membrane ceiling to main entry and master Ensuite
- * Daikin reverse cycle Ducted Air Conditioning throughout -individual in every bedroom
- * Back to base alarm system & CCTV
- * Vacumaidd ducted vacuum system
- * Perimeter tiles surrounding all new carpeted areas
- * Large separate Laundry opening to clothesline and back yard
- * Storeroom with tiled floor, built in shelving and back to base alarm system
- * Diamond grill security doors and screens
- * Large Bali gazebo with custom kitchen and chandelier with Balinese furniture
- * Large natural rock style pool with 2 smaller Bali huts attached

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Price SOLD
Property Type Residential
Property ID 1468

Agent Details
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- * Large 3 car garage under main roof, with work bench and built-in storage
- * Concreted double carport attached to this garage
- * Separate 4 bay shed with 3 phase power and concrete driveway
- * 3 Phase power
- * New Electric Hot Water system
- * Multiple large rainwater tanks
- * Wastewater treatment plant

‘Limestone Ridge’ is only minutes to the M1, shopping centres, schools, Theme Parks and local Equestrian Park.

If you are looking for a lifestyle change, this rare opportunity may be the one for you!

To arrange a private inspection, call Simon Durante 0418 521 341.

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