



90 McClelland Drive, Langwarrin

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### MULTIPLE FAMILY LIVING ON OVER 4 ACRES

Nestled on an undulating 4 plus acre(approx.) parcel of land this magnificent lifestyle property has such a lot to offer. The main residence boasts five bedrooms plus a study which has been tastefully renovated. The huge sunken lounge has a showpiece vaulted ceiling and open gas fireplace, perfect for entertaining guests in the cooler months. Zoned heating/aircon, gas ducted heating plus a separate evaporative system are also included. Step up to the main kitchen and family area with a separate dining area showing off a mixture of newly polished flooring and tiles. A servery from the kitchen to the large deck has a beautiful outlook over the ornamental lake and to the rear of the property.

The home can also be separated into a second living space which could accommodate a parent or older teenager who can come and go via their own private access. This area is completely self-contained with its own kitchen, 2 bedrooms and bathroom. There is also a large recreation room with pool table and lounge area.

The second dwelling boasts an oversized bedroom, large kitchen with island bench and lots of storage, a lounge and dining area with split system air conditioner, plus a bathroom/laundry. A front porch with a scenic view of the paddock adds to the character of this gorgeous granny flat.

Both dwellings have a top notch monitored security system with internal and external sensors. With a location near 3 major freeways, 8 minutes to the beach, 5 minutes to major shopping centres and a Coles just down the street, this property is an amazing opportunity.

Outside there is plenty to offer also. A combination of shedding, storage, stables and a triple garage with a separate bathroom, Balinese gazebo, ideal for the hot days lazing away. There are so many possibilities and potential income streams, this home will only be limited by your imagination, so make your enquiry now.

1.73 ha

**\$1,500,000 - \$1,600,000**

ID# 11637100342



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