

Eleebana A place of Serenity and Beauty where Sheer Magic awaits.



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105 Manorina Way, Macedon

Sold

The expansive ground of “Eleebana” offer a very private living environment that encompasses a multitude of hedges all around the property grounds. “Eleebana” is one of the largest holdings within the exclusive Bolobek Lakes Estate positioned on 2.86ha (7.07 acres) of rolling lawns and mature trees and an ornamental Dam.

The architect designed brick veneer home was built to craftsman standard by Jeske Constructions with French provincial inspired verandahs and undercover entertainment areas with speakers and lights that offer 55 squares of indoor/outdoor living.

The wide entrance hall reveals high ceilings that lead to bright accommodation that starts with a very large formal lounge, with a large study nearby, the open plan kitchen/family/meals/sitting room with a walk-in pantry leads to a large sunroom/theatre entertainment area with an abundance of northern light. There are 5 large bedrooms, two with an ensuite and a third large bathroom with a spa. There is an extra-large laundry with an abundance of storage space.

The double-glazed windows are 5 star energy rated and several include Box windows with bespoke fitted drapes and cushion furnishings. The flooring is easy to maintain with high quality stone tiles and carpets throughout. While other quality feature fittings include central heating and reverse cycle air-conditioning with individual room controls. Underfloor heating

Property ID: 20759067

Property Type: House

Garages: 2

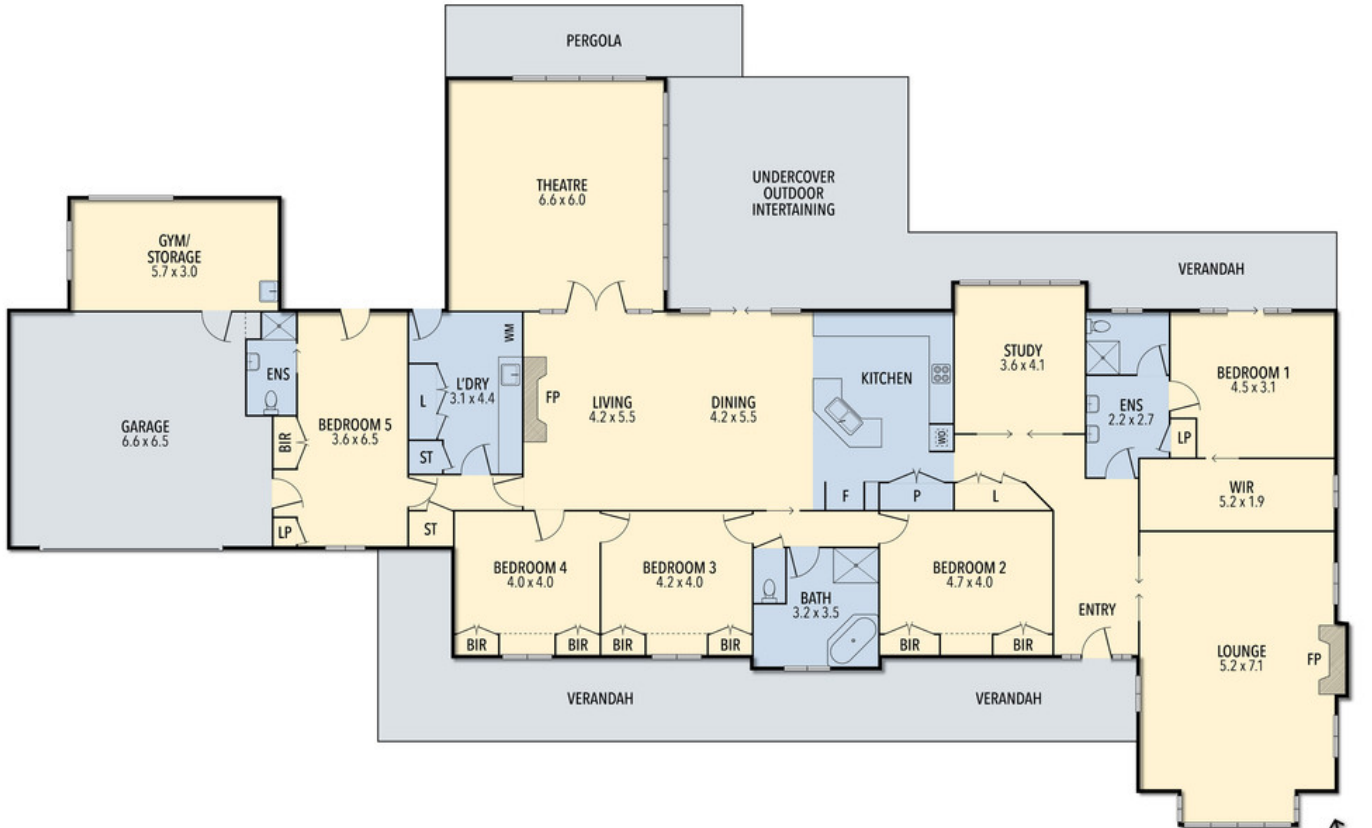
throughout all living areas. Two quality Cheminees Philippe open fireplaces. There is an abundance of storage cupboards throughout. Additional storage space inside the roof line. Skylights well positioned to catch northern light. Epsom home entertainment theatre projector. There is a security system with a remote controlled security entrance gate, and an internet and LAN distribution system throughout.

Outside the house is where this lifestyle property offers the serenity that many seek, but is not often found. Boundary plantings around the the 2.86ha of ground reduce sight of any neighbour dwellings and the little sound that dwells in the vicinity. While plantings of exotic trees and shrubs provides walls of sensational plant fragrances. There is an abundance of fruit to gather from trees each season, and ducks to feed on the ornamental pond that plays host to water lilies in season.

At the rear of the house the 12 × 4m pool is perfectly positioned and there is the option to build a prior council approved pavilion as well as a full-size north/south tennis court in a high activity area within close reach to all the house amenities. Previous plans are available. This area is also protected by well-formed hedges and tall Manchurian pears.

The bitumen driveway into the property is flanked by Manchurian pear trees and leads to the front of the house where a line of roses emblaze a row in season, while a dense hedge of Camellia and Azaleas embrace the verandah with an added fleet of colour. During previous dry seasons the garden has been privy to a network of drippers and taps fed from a reliable bore, and that system remains in place. Embrace your own private 1.2km walking or running track that encircles the inside boundary of the property and you have an ultimate lifestyle property that everyone will envy.

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