



## "Willows Edge" - Where Modern Chic Meets Country Charm



4



3



6

**89B Mount Hay Road, Berry**

**Sold for \$3,000,000 (Aug 02, 2024)**

Welcome to "Willows Edge," a stunning 4-bedroom modern country home on 3.8 acres (approx.) in sought-after Broughton Vale. This beautifully renovated home blends classic charm with contemporary elegance, featuring a wraparound timber deck with breathtaking views of the surrounding landscape and mountains.

The grand open-plan living and dining area boasts a high raked ceiling, bi-fold doors to the deck, reverse cycle air conditioning, and a freestanding fireplace. The luxurious modern country kitchen includes high-quality appliances and ample storage.

The elegant master suite offers a spacious ensuite, walk-in robe, and private deck for sunset views. Natural light fills the home, with multiple living spaces and self-contained accommodation for guests or rental income.

Boasting beautiful established gardens with fruit trees and a dedicated enclosed and protected vegie and herb garden. For added lifestyle pleasure for you and your guests, there are also two golf greens.

The property also includes shedding, fenced paddocks, solar panels and abundant water supply for a self-sufficient lifestyle.

**Property ID:** L28194610

**Property Type:** Lifestyle

**Garages:** 6

**Land Area:** 1.55 hectares

**Jacqueline Crapp**

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Should you be looking for a holiday home or a property for holiday accommodation the vendor is happy to include some of the furniture and property maintenance items to make this a seamless move into your new home.

Secluded on a quiet country lane, "Willows Edge" is just minutes from Berry Village's shops, cafes, and amenities. Book your inspection today to experience this unique property. Call Jacqui Crapp on 0429 104 011 or Tim Muckenschnabl on 0407 356 631 to secure a private viewing.



89B MOUNT HAY RD, BROUGHTON VALE

INTERNAL SPACE 216m<sup>2</sup> (approx)  
EXTERNAL LIVING 196m<sup>2</sup> (approx)  
TOTAL AREA 412m<sup>2</sup> (approx)



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