



## 226 Flanagans Drive Merrimu VIC

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With picturesque views out of every window that seem to go on for miles creating the illusion of feeling as if you are in your own private oasis. Enjoying the seclusion of a quiet road and tranquillity of the surrounding open areas this unbelievably beautiful 1.8-acre (approx.) allotment offers a lifestyle of luxury filled with endless possibilities.

Four large bedrooms master with walk in robe and ensuite plus study/living area, open plan kitchen with stone benches and a walk in pantry that overlooks the dining and living area A great size lounge room.

Additional features include an inside wood fire heater, ducted heating, evaporative cooling and an outdoor undercover entertainment area.

An impressive work shed sure to fit all the toys that you will

**Price** : \$1,599,000 - \$1,669,000  
**Land Size** : 7502 sqm  
**View** : <https://www.ypa.com.au/8089298>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

