



**44 Joseph Avenue New Gisborne VIC**

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**PRIVATE INSPECTIONS ONLY - PHOTO ID REQUIRED**

With so many surprises on inspection - this home is perfect for those who appreciate space and a luxurious lifestyle. Ideal for larger families and indeed entertainers. At a snapshot:

-Elegant entrance which flows past the luxe master suite and study / home office.

-The wide engineered American Oak flooring leads you to a spacious light filled lounge with inbuilt shelving & open fire.

-Fabulous kitchen providing an idyllic central hub with quality appliances, huge island bench, stone tops & a magical outlook across the stunning English themed gardens.

-Onto the meals area, large living/dining room with SCWH through glass french doors, and a further enormous family room.

**Price** : \$ 1,450,000  
**Building Size** : 332 sqm  
**Land Size** : 5566 sqm  
**View** : <https://www.kennedyandhunt.com.au/sale/vic/macedon-ranges/new-gisborne/residential/house/5849422>



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Living area = approx 332m<sup>2</sup>

# 44 Joseph Ave, New Gisborne

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.

