



**36 The Boulevard Gisborne VIC**

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With scope to personalize even further, you will be surprised by how much is already included in this package.

First impressions include a classic federation styled facade, and stunning stone retaining walls.

The outside of the property offers highly unique features for an allotment of this size. At the rear of the garage, sits an enormous undercover alfresco area (approx. 15m x 7.2m). Further, the massive shed (approximately 12m x 9m) - complete with a concrete floor and plastered mezzanine, is a sight to behold.

Once inside, the family friendly floor plan flows easily; offering two separate living areas plus master and generous study to the front, with 2 further bedrooms to the rear of the home.

**Building Size** : 17 sqm  
**Land Size** : 952 sqm  
**View** : <https://www.kennedyandhunt.com.au/sale/vic/macedon-ranges/gisborne/residential/house/5848929>



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Living area = approx 154m<sup>2</sup>

Shed to scale but not in relation to proximity to house



## 36 The Boulevard, 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.