



78 Merryvale Drive Wollert, VIC

### Exclusive Living in Rathdowne Estate, Wollert

Discover the epitome of luxurious living within the esteemed Rathdowne Estate, nestled in the sought-after locale of Wollert. Embracing an array of unparalleled amenities, this distinguished enclave stands as a testament to refined living. Revel in the exclusive offerings, including a residents club boasting a picturesque pool, state-of-the-art gym, and pristine tennis court, all complemented by expansive open spaces. Seamlessly integrated into the fabric of this esteemed community are convenience-driven features such as a supermarket, boutique shops, and specialty retail outlets. Education and recreation converge with nearby primary schools, parks, and sporting fields, enriching every facet of life. Spanning 464m<sup>2</sup> of level terrain, with a generous 14.5m front and rear boundary by 32m in length, this prime parcel of land beckons discerning homeowners. Free from encumbrances, with no easement, the canvas is yours to paint-beckoning visionary architects to craft your bespoke dream home amidst the splendour of this exceptional estate.

**Price:** \$470,000 - \$495,000



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