

1 School Road, Gunbower, Vic 3566



House For Sale

Wednesday, 12 June 2024

1 School Road, Gunbower, Vic 3566

Bedrooms: 3

Bathrooms: 2

Area: 6750 m2

Type: House



Luke Ryan

0438841127

\$1,500,000

Everyone would love to live on the waters edge of a natural waterway and here is the perfect opportunity for you to do so! Nestled on the scenic banks of the Gunbower Creek and situated on the edge of town in Gunbower, this BV family home offers the chance to live the peaceful and calming lifestyle offered by waterfront property. The land is 2 titles totaling approx. 6750m² of land or 1.67 acres of Gunbower creek frontage with stock and domestic water right of 2 megs pumping out of the creek. Electric Pump set up to deliver water to outside taps and sprinklers and large fuel powered pump is set up to flood irrigate part of the lawn area. Town water is connected as well as town sewerage. Beautiful native tree stands, as well as planted native gardens and shrubs will encourage plenty of birdlife to the property, something that the Vendor will miss when downsizing to a smaller property. The three-bedroom residence features an additional detached office under roofline and verandah that wraps around the whole home, a spacious living/family room with wood fire, kitchen and dining area also with wood fire. Home also includes an ensuite, a versatile outdoor living space with outdoor woodfired stove for heating and cooking. Reverse cycle heating/cooling ensure ease of climate control and wood heating creates a cozy atmosphere in the cold winter months. Your vehicles will be well catered for with a 3-car carport. The large shed consists of 3 sections but makes a total area of a large 18m x 6m overall shed with 6m x 11m workshop, 6m x 3.5m meter area lined suitable for outdoor bedroom/office, and a 6m x 6.5m meter caravan storage area open at one end. Power to all sections and concreted in workshop and bungalow sections. Large chook pen and plenty of room to roam will ensure plenty of eggs. A Jetty walkway leading you out over the water provides a great place to launch the kayak or to sit on a deck chair with fishing rod and maybe a can! This rare gem, with its tranquil views of the Gunbower Creek, is perfectly situated in town, directly opposite Gunbower Primary School and adjacent to a park, making it an exceptional and desirable family home. Call Luke Ryan on 0438 841 127 to arrange inspection. Be sure to view the video that shows you the lifestyle on offer here.