

102 Boes Road, Tyabb, Vic 3913



Acreage For Sale

Monday, 13 May 2024

102 Boes Road, Tyabb, Vic 3913

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 6390 m2

Type: Acreage



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\$1,650,000 - \$1,750,000

Situated in the golden mile of Tyabb and nestled between Flinders Christian College and Tyabb Primary School with 5 mins to Padua College, local cafes and shops, 5 mins to Somerville, 10 mins to Mornington, this location is ideal. Tyabb offers fantastic community living, a quiet environment and direct access to Peninsula Link for easy city commute. This 5-bedroom family home set on a very generous 6390 sqm (1.5 acres approx) of prime land, presents an opportunity for a truly idyllic lifestyle, encompassing the benefits of rural living, with easy access to all urban conveniences - this is acreage living at its best. This north facing home has easy access via a long driveway accessible via solar powered electric gate. A 3-car garage (remote doors) and an additional 2-car garage/workshop are ideal for tradies and families alike as they provide fantastic security and storage. There is also ample outdoor space for a boat/caravan. Recent updates include new carpets, fresh paint throughout and beautiful engineered hickory flooring. The new kitchen was installed in 2021 and offers the finest of Bosch appliances, stone benchtops, high gloss cabinetry and fantastic natural light through the newly installed viewing window. Refreshed bathrooms ensure that the new owner has nothing to do other than enjoy the delights of this immaculately presented home. Another big selling point of this home is the multiple living zones to accommodate the largest of families with formal dining, lounge and living areas including a multi-purpose room, that could be used as an office, teenage retreat, or rumpus room with the bonus of its own formal entry and kitchenette/wet bar. Outside is where this property goes to another level, including a salt chlorinated solar heated pool and two alfresco areas (one under a large, recently re-roofed pergola). This property is ideal for year-round entertaining! There is a huge play area for the kids with trampoline, swings and room to have a game of football or backyard cricket. For the green thumb there is over 20 mature rose bushes and 20 different fruit trees including a mature macadamia tree. With 13,500 litres of water tanks across the property watering the extensive gardens is not a problem. Not to be ignored, animal lovers have access to a secure front paddock that can accommodate a horse, pony, or livestock; and there is a chook shed for eggs in the morning. With prices soaring on all utilities, we are very eco-friendly, with 30 Solar Panels (9.5kW generation) and a brand new SolarEdge 10kw inverter and battery, and battery backup. In addition, there is a new 7.5 kW Tesla EV Wall Charger (Gen3), that is compatible with all electric cars. Other inclusions: Fully certified pest treatment Gas ducted heating Wood Fire Burner Two Reverse cycle split air conditioners New instantaneous hot water service with temperature controllers in bathrooms and kitchen Abundance of indoor and outdoor LED lighting Energy efficient remote-controlled light/fans in four rooms Powered Google Doorbell Astral Viron Pool Chlorinator (Auto PH) with Phone app control Blue Connect Remote pool monitoring