

# 111-119 Orchard Crescent, Wallington, Vic 3222



## Lifestyle For Sale

Tuesday, 16 January 2024

111-119 Orchard Crescent, Wallington, Vic 3222

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: Lifestyle



Peter Lindeman

## **Offers Closing 5pm 27th February if not sold prior**

Located in one of the Bellarine Peninsula's most sought after locations, this exceptional acreage property is primed to deliver an unrivalled rural-meets-coast lifestyle. The immaculately presented four bedroom home on 1.28ha - 3.18 acres approx. features a sun-filled conservatory, an inground swimming pool and a design that capitalises on the magnificent surrounding gardens. A separate self-contained cottage, as well as numerous sheds, stables and fenced paddocks make this opportunity an incredibly rare and versatile one. Beyond the automated front gate, beautifully established trees and hedges frame the manicured front garden. A wrap-around veranda skirts most of the house, whilst stained glass windows mark the main entryway. Once inside, the high ceilings of the entry hall make way for the first of four bedrooms - with generous WIR and decorative fireplace. A formal living area, with its own decorative mantle piece, artfully draws the outside greenery in with large windows and an office nestled in the bay window. Central to the home, the large open plan kitchen/dining/living area accentuates the greenery captured in its many windows with beautifully understated botanical tones across the cabinetry and feature-tiled-splashback. Timeless stone benchtops and premium stainless steel appliances add to what is an enviably stylish and functional kitchen. The living space includes a wood heater for cosy nights in and direct access to the sun-filled conservatory to one side and the veranda and pool to the other. Three further queen size bedrooms occupy the other end of the house, all with BIRs and garden views, whilst a sparkling family bathroom boasts a large spa bath and separate shower. Acknowledging this property's facility for an outdoor active lifestyle, the rear entry is optimised to cater for dirty boots and sandy kids. A full wet room doubles as a full second bathroom and an adjacent laundry has plenty of storage available. A double lockup garage opens on to the sealed main driveway and includes a large loft storage area. A short walk from the main house, 'the cottage' is a self contained studio with loft bed, sitting area, kitchen and its own bathroom. Beyond the stables, workshop and established veggie beds and greenhouse - the inground pool is a private leafy oasis and features a covered entertaining area. Whether you're looking for the ultimate place to raise a family, or space to create into your retirement - this unrivalled opportunity is one not to be missed! Situated less than 10 minutes to Ocean Grove, 20 minutes Geelong and 90 minutes to Melbourne approx..Land size 1.28ha- 3.18acres (approx.).