

# 119 Dougherties Road, Portland, Vic 3305



## Sold Acreage

Tuesday, 9 January 2024

119 Dougherties Road, Portland, Vic 3305

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 4 m2**

**Type: Acreage**



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**\$1,025,000**

.An Impressive package, featuring 2 separate residences, hidden away on approx. 4 Hectares, only 5 kms from Portland CBD. Truly needs to be seen to appreciate the full breadth of this beautiful rural parkland. The main dwelling is a well-designed 4 bedroom, spacious north facing home, taking full advantage of our cooler climate with winter sun warming the open living area, and strategic angled eaves to shade during the heat of summer. Full windows allowing plenty of natural light, with endless spectacular native garden and bush land views. The 44 sq. home is double brick, using stunning original Portland Bricks. Internal walls are Rendered Stone, featuring Oregon Panelling throughout. Exposed Reclaimed Timber Beams show their presence, and the flooring compliments the whole look with Spanish Terracotta Tiles. The bedrooms and hallway are carpeted to give that extra warmth. The main bedroom features a reverse cycle air con, walk-in robe and ensuite with outdoor access. The library has quaint French doors leading out onto an easterly facing veranda to capture that morning sun. Other bedrooms are spacious with plenty of shelving and built-in cupboard space. The kitchen is perfect for that chef in the family with a large island moveable bench, allowing total flexibility together with a full set of stainless steel appliances and large storage. Slow Combustion heating provides cosy warmth throughout the home with an immense supply of firewood on the property. Additionally, there is a secure 2 car garage with direct access to the house. The main house has more than adequate 32,000 gallons of rainwater storage. The 2nd dwelling is also well designed with a great feeling again of space. Generous 2 bedrooms, with a very spacious kitchen, open plan living also with slow combustion heating plus reverse cycle air con, single secure garage, and its own 10,000-gallon rainwater tank. There are 2 other separate sheds, the larger Studio with enough space for 2 secure carparks and a big open area. There is plumbing set up for bathroom facilities, and 2 walled rooms. This area is just awaiting transformation. The 2nd shed features a substantial wood shed with a secure machinery shed, full concrete flooring and lockable roller door. Both homes are surrounded by beautiful native gardens, with numerous highly productive fruit trees. The property boasts large Blackwood and Sugar Gum plantations, ensuring there will be a lifelong supply of firewood plus high quality furniture grade timber. Very effective Solar Panels cover Approx. 90% of the current power usage. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence. The red line on the drone shots is approximate only.