

124 Gregory Road, Nicholson, Vic 3882

COAST TO
COUNTRY REAL ESTATE

House For Sale

Thursday, 18 April 2024

124 Gregory Road, Nicholson, Vic 3882

Bedrooms: 7

Bathrooms: 3

Parkings: 2

Area: 11 m2

Type: House



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\$1,198,000

Located in an extremely quiet part of Nicholson, only a short drive from the major rural hub of Bairnsdale, this property features a sprawling seven-bedroom, three-bathroom home built by local builder Key Homes in 2020 at the entrance to over twenty-eight acres of land. Key Homes are a well-respected local builder with the philosophy of "Quality is Key" and this home is no exception. A lot of thought has gone into the design and there has been no expense spared by the owner to create their dream home. Zoned "Farming Zone 1" this property could suit a variety of uses and, being located at the end of Gregory Road, means no passing traffic and an extremely private rural setting. The centrepiece of the large home is the combined kitchen and dining area with views out over the surrounding farmland. The kitchen has been designed with the home chef in mind and features a large island bench, gas cooktop, 900mm electric oven, dishwasher, twin sinks, walk-in-pantry and butler's pantry. The dining area is large enough for the biggest of dinner parties, whilst the adjoining family room is a great place to relax and features a slow combustion wood heater. Alternatively, retire to the formal lounge at the front of the home and relax with a good book and a glass of wine. This lounge also leads to a large seventh bedroom which could also be utilised as a theatre room, games room or rumpus room. Another bedroom is located near the front entrance and features a built-in robe and ceiling fan. Three other bedrooms are located toward the southern end of the home, all with built in robes and ceiling fans, along with a second large master bedroom with walk in robe and its very own ensuite. A family bathroom with bath, and a powder room are conveniently located close by. A large laundry with walk in linen closet and a double lock up garage with a workshop/storage area complete the home. To keep the home at a comfortable temperature all year round there is ducted reverse cycle air conditioning throughout. Eco friendly features of the property include a grid connected rooftop solar system featuring thirty-six panels and two inverters (approximately 13.2kw), solar hot water and a galvanised water tank capable of holding around 130,000 litres. The home also has a 6.3 star energy rating. A building permit has also been issued for a 12 x 12m American Barn style shed at the front of the property and the concrete slab has already been laid. The shed kit is waiting for the new owner to complete the build. The balance of the property is predominantly cleared and is currently running alpacas, cattle and sheep. A good set of galvanised portable stock yards with crush and loading ramp are included. There is a large shared dam on the property and stands of established trees to the eastern side providing shelter for stock and an ongoing supply of firewood. The house yard is fully fenced to help keep pets secured. The children or grandchildren will enjoy exploring the rest of the property, perfect to scoot around on bikes. There is Telstra 4G mobile reception in the area and the NBN is already connected. It's only a short drive to the major rural hub of Bairnsdale where there are all the major supermarkets, Bunnings, Kmart, Dan Murphys and a variety of national and local retailers and rural and industrial suppliers and services. The seaside village of Metung is around 20 minutes' drive or you can launch the boat at nearby Johnsonville and explore the Gippsland Lakes. For waterfront adventure and surf beaches, Lakes Entrance is under thirty minutes' drive. Homes this large on such a big parcel of land don't come on the market very often. Especially where you can possibly work from home in a peaceful rural setting, run some livestock and be close to beaches. Don't miss this! Please view our Virtual Tour online and contact Richard Ivey on 0401 113 310 to arrange your personal inspection. Inspections available seven days a week, by appointment