

13-23 Dawn Place, Wallington, Vic 3222

Acreege For Sale

Sunday, 13 August 2023

13-23 Dawn Place, Wallington, Vic 3222

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 1 m2

Type: Acreege



Dan Halsey
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\$2,550,000-\$2,750,000

The Feel: An absolute picture of perfection unfolding across an idyllic 3.5 acres (approx.), this outstanding dual residence property combines a prized semi-rural lifestyle with the beauty and serenity of the gently undulating Wallington landscape. Recently renovated and extended to allow for luxurious, contemporary living, the timeless main residence showcases generous proportions and a striking indoor-outdoor connection highlighted by a sparkling mineral pool. Meanwhile a separate self-contained dwelling offers ideal accommodation for guests or independent multi-generational living. Enhanced by extensive shedding and verdant, productive gardens, this is a true lifestyle haven that finds perfect peace in its picturesque address, less than 10mins from the heart of Ocean Grove.

The Facts: -An exceptional semi-rural lifestyle offering, set across 3.5 acres / 1.42ha (approx.)-Beautifully designed to incorporate larger & extended families, with main 4-bedroom residence + separate 2-bedroom self-contained guest accommodation-Commanding attention against a beautiful garden setting, the family dwelling's charming James Hardie weatherboard exterior is instantly inviting-Recently renovated and extended, it retains elements of rural romance & timeless charm merged with modern luxuries-Striking indoor-outdoor living centres around a sparkling solar-heated magnesium pool-3 generously proportioned living zones afford space for family members to come together or find their own privacy-Open plan kitchen, living & dining-French doors access the north-facing poolside alfresco deck, complete with overhead heating & gas BBQ connection-Impressively appointed for those who love to cook & entertain, the newly installed kitchen is fitted with stone benchtops & breakfast island-A full suite of s/s appliances includes Smeg induction cooktop & pyrolytic oven-Adjoining rumpus room with built-in desk & extensive storage offers versatility to the family-friendly layout-Separately zoned lounge provides an additional space for peaceful respite-A dedicated home office with private entry, split system unit & WC provides additional flexibility to the comprehensive floorplan-Sumptuous king-sized parents' retreat with WIR, ensuite & box window to take in the picturesque surrounds-3 further bedrooms, all with generous BIRs, share a family bathroom highlighted by a striking clawfoot bath-Additional appointments: engineered oak flooring, newly replaced ducted heating, 3 x split system heating & cooling units, high ceilings, stone bathroom finishes-A separate 2-bedroom studio is ideal for hosting guests or multi-generational living-Self-contained, its features include open plan living, kitchen with induction cooktop, north-facing verandah & dedicated carport-Earn a potential income from a short stay accommodation-The property's beautiful, established gardens harmonise with the natural surrounds & include pockets for quiet relaxation-Enjoy home-grown produce from raised vegetable gardens & a vast array of fruit trees including pear, avocado, plum, peach, apricot, apple, mandarin, lemon, lime, nectarine & banana-There is plenty of storage space with 3-bay garage + additional shedding-8.4Kw of solar enhances the property's energy-efficiency-500L filtered rain water tank with kitchen connection -This irresistible package delivers a coveted lifestyle of peace, privacy & tranquillity, yet is just 3mins from Wallington Primary School & less than 10mins to the Ocean Grove town centre-Enjoy all the lifestyle benefits of this sought-after region with access to award-winning wineries & restaurants, world-class beaches & the delights of Bellarine coastal villages-Proximity to Wallington Road also accommodates a 20min commute to Geelong

The Owner Loves...*"When we bought this property, it was named 'Serenity' which is incredibly apt. We love the feeling of absolute peace and tranquillity; it's as though you are living in your own private bushland haven. There are so many different spots to discover, and spaces to spread out and enjoy with family and friends."*

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