

# 135 Clear Creek Valley Road, Mirboo, Vic 3871

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## Sold Lifestyle

Tuesday, 15 August 2023

135 Clear Creek Valley Road, Mirboo, Vic 3871

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4 m2**

**Type: Lifestyle**



Bec Cook

**\$850,000**

Privately nestled on 11.3 acres of quality grazing land with sweeping views over neighbouring farmland, 'Whispering Pines' is the picturesque rural sanctuary you've been waiting for! Built circa 1930's this quaint Californian Bungalow boasts irreplaceable charm of eras gone; complimented perfectly with modern conveniences to deliver both unrivalled beauty and comfort. Beyond the meandering driveway lined with towering Gums and vibrant Maples, lovingly maintained gardens and an inviting front porch welcome you on arrival. Panoramic rural scenes for as far as the eye can see, will draw you to this peaceful space, time and time again. On entry, the grand central hallway is bursting with historic charm; setting the scene for what lies ahead as it leads you to the living quarters. The formal lounge is the heart of the home, displaying hardwood floors, an ornate ceiling rose, picture rails and timber panelling. A stunning timber window adds character to the room; whilst flooding the room with natural light and allowing the unrivalled vista to be appreciated from the comfort of your couch. Warmed by a cosy wood fire with a split system as back up, the lounge opens seamlessly onto the generous kitchen and dining. The striking original brick fireplace with ornamental solid combustion stove is the focal point of the North facing kitchen, which comes complete with gas cooking, hardwood cabinetry, a pantry and a calming outlook over the gardens and lush rolling hills. Start your day off here, embracing the delight of the vibrant sunrises and warm winter sun that streams through the windows. The home affords two spacious and light filled bedrooms with carpet, BIRs and idyllic outlooks. The Master bedroom features a gorgeous bay window that frames the Southerly aspect, new blinds, and an electric heater. A calming colour palette and soaring ceilings ensure the bathroom feels roomy, with a shower, timber vanity, linen cupboard, and IXL tastic completing the room, beautifully. The toilet is separate and adjoins the mudroom with vanity and in-built storage that is conveniently positioned on entry from the front deck. In fitting with the era of the home, the laundry is positioned off the protected, outdoor patio. You can entertain in style year-round thanks to the protected, North-facing back patio with adjoining courtyard. Whether it is to gather for a family meal and drinks, or simply relax with a cuppa, this patio is perfectly positioned to capitalise on your serene surrounds. The established gardens surrounding the home, boast a variety of fruit trees and beautiful Tulip, Cherry and Polonia Trees that provide wonderful shade in summer. The original garage has been converted to a fully insulated one bedroom studio with a kitchenette, separate lounge, and full bathroom. This flexible space would make an exceptional teenage retreat, quiet home office, private abode for visiting family whilst also supplying scope for potential income return. A carport, workshop and wood storage are conveniently found near the home whilst a 18m x 9.2m shearing shed with new roof, old dairy, five paddocks with water available, horse shelter and round yard complete this idyllic lifestyle property. Positioned only a short 10-minute drive to Mirboo North and 35 minutes to the Latrobe Valley and the gateway to East Gippsland this property is peaceful and private with all modern conveniences nearby. With good phone reception and Satellite internet available, the property would suit a permanent lifestyle change, hobby farm or lease the land and enjoy as a wonderful weekender.