

135 Settlement Road, Neerim, Vic 3831

House For Sale

Tuesday, 7 May 2024



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Bedrooms: 2

Bathrooms: 2

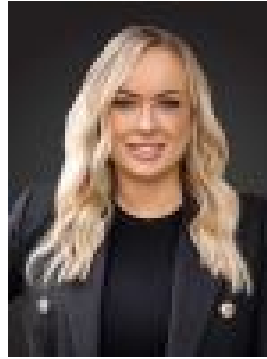
Parkings: 2

Area: 2 m2

Type: House



Tahnee Morgan
0410029953



Terri Fellows
0400573483

\$720,000 - \$790,000

Welcome to your sustainable haven on 5.6 acres of pristine land, where modernity meets eco-conscious living. Built in 2009, this gem prioritizes home energy efficiency, boasting a 10kW solar system with battery storage along with enhanced double-glazed windows for a well insulated space. Designed for year-round comfort, the home's perfect orientation ensures optimal natural light and temperature control, complemented by a meticulous free flowing floorplan. Step inside to discover a sanctuary of comfort and style, with a stunning raked ceiling lending an airy feel to the open plan kitchen, living and dining space. Large windows frame picturesque views, while hydronic heating, reverse cycle split systems, and ceiling fans maintain a cosy ambiance throughout. Practical timber laminate flooring flows seamlessly, adding warmth and character to every corner. The chef of the family will have plenty of preparation space with a 40mm spacious benchtop, upgraded matt black tapware, 800mm stainless steel oven, rangehood, dishwasher, tiled splashback, large walk-in pantry /storage room and soft closing draws. The master bedroom and secondary bedroom cater built in robes and are conveniently located around the main bathroom featuring an oversized walk-in shower, floor to ceiling tiles, black tapware, toilet, sleek and stylish vanity and sink, heater, and lighted mirror. Outside, a spacious decking area wraps around the home, offering the perfect spot to soak in the beauty of the surrounding landscape. In the summer months, an ornamental grape provides shade, creating an inviting retreat for outdoor relaxation. Adjacent to the main dwelling, a secondary structure houses the laundry and a secondary bathroom, complete with a shower, toilet, and vanity unit. The sheltered acreage, gently undulating and divided into four main paddocks, features a shady creek along the eastern boundary. Two paddocks are equipped with offset electric fencing and shelter boxes, ideal for housing horses, while a lined stable with a holding yard creates additional accommodation. Water self-sufficiency is ensured with multiple tanks gravity-fed to the house and paddock water troughs and a natural spring fed creek on the eastern boundary all in a district renowned for high, consistent rainfall. A small orchard adds to the property's boundary featuring olives, almonds, cherries, nectarines, apricots, heritage apples, plums, and pears in addition to citrus. Just a 7-minute drive to Neerim south Primary School, Neerim South shopping supermarket, Police station, Neerim South Hotel, Pharmacy, Catholic Church, IGA, Butchers, Mary Beck kindergarten, Neerim South Football and netball club, recreation reserve, Nerium district health service and so much more. For more information, please contact Terri 0400 573 483 | Tahnee 0410 029 953 or we look forward to seeing you at our next open for inspection. Property Code: 537