

140 Tolloora Way, Batesford, Vic 3213

McGrath

Sold House

Wednesday, 3 April 2024

140 Tolloora Way, Batesford, Vic 3213

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 1 m2

Type: House



Aisha Coe

0439888837

\$2,200,000

UNDER OFFER OPEN HOME CANCELLED Presenting a distinguished owner-built residence with timeless character, this exceptional home on 3.5 acres is now available for the first time since its construction. Crafted from solid brick, this four-bedroom, two-bathroom dwelling features three living areas, a home office, and a secondary study nook that is elevated to command scenic views. This is an unparalleled opportunity to establish your family residence in the esteemed Old Batesford Dog's Rocks Estate. Recently refreshed with new paint and carpets, this impeccably presented home is strategically positioned at the end of a private lane, impervious to through traffic. Ideal for those seeking tranquillity, privacy, and ample space, the property boasts a separately constructed brick garage with the potential for conversion into additional living quarters, subject to relevant approvals. This versatile space could serve as accommodations for parents or teenagers, a guest retreat, home office, or a studio for creative pursuits. A capacious shed, complete with power, offers outstanding storage for tractors, boats, caravans, or other equipment. Multiple outdoor dining areas, including a full-sized pool, create an idyllic setting for family gatherings and summer barbecues. An additional covered alfresco space on the north side of the home overlooks lush gardens and a pond inhabited by ducks, frogs, and yabbies. Revel in the serene ambience of the surroundings while enjoying breakfast on the deck amidst the harmonious sounds of birds. Fully landscaped, fenced, and equipped with electric front gates, this property represents a unique opportunity to secure a highly private portion of the estate—a rare semi-rural haven with abundant space. Additionally, there may be potential for future income through subdivision or an opportunity to enhance your property portfolio, subject to the requisite approvals. - Real wood fireplace in formal living room - Fireplace in second living room - Bottled gas for stove and hot water - Electricity supplied to all buildings - Subdivision potential - Split system cooling - Freshly painted and carpeted - Fully Landscaped and new driveway - Incredibly private, electric front gates - Abundance of nature and wildlife - Close to Geelong CBD and access to Melbourne Freeway