

17 Fern Gully Road, Cockatoo, Vic 3781



House For Sale

Friday, 24 May 2024

17 Fern Gully Road, Cockatoo, Vic 3781

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2029 m2

Type: House



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\$800,000 - \$880,000

The moment you drive down the private concrete circular driveway you realise that this property is unique and very special! Backing onto crown land, the Cockatoo Creek and surrounded by natural Australian flora, suddenly this ½ acre property seems more like 10 acres but without the burden of maintaining acreage! Embrace nature from almost every room or from the decking or courtyard and enjoy the peace & quiet and the daily song of the many species of birds that come to visit. The spacious home embraces warmth and comfort and offers the astute buyer various options and uses depending on their needs, which includes an amazing room on the lower level spanning 11.8m x 4.5m which could be utilized as an artist's studio, made into a yoga/Pilates retreat, use as a teenage bedroom/retreat or turn it into a self-contained unit (STCA) Another standout feature is the living area which has stunning high vaulted ceilings with exposed trusses and views over the established gardens and into the distant treetops. Also a perfect place to snuggle up with a cuppa in front of the wood fire! For the 'green thumb' grow your own produce in the six 2m x 1m raised Vege Pod style garden beds (one is already dedicated to growing yearly strawberries) There are also a variety of fruit trees etc which include apple, grafted mixed pear, cherry, olive, fig, plum, blueberry, raspberries, kiwi and a lemon tree that produces lemons year-round! Alternatively, just immerse yourself in the lush established gardens and privacy.

Home Features:

- High vaulted ceilings with exposed trusses in the living room and master bedroom
- Modern kitchen with predominantly drawer cabinetry and an upright gas stove/oven
- Wooden floorboards throughout
- Ducted gas heating with a brand-new heating unit
- Slow combustion radiant heat wood fireplace in living and bottom studio
- Economical Heat Pump electric hot water system
- Reverse cycle air-conditioning and fans
- Hard-wired Genesys remote-controlled Inverter Generator 9.3KVA which can run the whole house
- Dry, well drained under house storage with concrete flooring and lockable storeroom

Outdoor Features:

- Private and hidden from street view
- Concrete circular driveway with excellent drainage
- Single garage, single carport and plenty of off-street parking
- Beautiful Merbau decking, perfect for entertaining
- Combination of established Australian and European trees and flora
- Six raised 'Vege Pod' style 2m x 1m garden beds, usable terraced back yard

Location Features:

- Short drive (1.1km) or walk to Cockatoo Township which includes the new IGA, eateries, Post Office, Pharmacy, Community Centre, Sporting Facilities, Off-leash dog park, Skate Park & Bowl, BMX track, bus 695 & 695F and Cockatoo Primary School.
- Wright Forest walking tracks that also lead to Emerald Lake and surrounds
- Hear the famous Puffing Billy train in the distance
- 17-minute drive to Pakenham, Wellington Road access only a 10-minute drive which takes you to the M1 freeway

Come and enjoy the lifestyle this beautiful home and property has to offer... **Investor Information:** It is our opinion that if this property were offered for rent in the current market it would achieve an approximate return of \$620 - \$660 per week. <https://www.consumer.vic.gov.au/duediligencechecklist> Please note: All property details listed were current at the time of publishing.