

**190 Thirteen Mile Road, Garfield, Vic 3814**



**Acreege For Sale**

Friday, 8 March 2024

190 Thirteen Mile Road, Garfield, Vic 3814

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: Acreege**



Tain Bartholomew  
0359411200



Stacey Kett  
0359411200

**\$1,395,000 - \$1,470,000**

Immerse yourself in the tranquility of country living with this enchanting character cottage, splendidly set on a sprawling 5.5-acre expanse of flat, usable land. Expertly renovated to blend traditional charm with contemporary elegance, this home offers a seamless fusion of past and present, creating an idyllic rural retreat. Situated on a well-maintained sealed road, with the scenic backdrop of a Golf Course and the convenience of essential amenities within easy reach, this property presents an unparalleled lifestyle opportunity. The heart of the home is an open plan living and dining area, bathed in natural light and enhanced by polished floorboards, exuding a spacious and inviting ambiance. A cozy wood heater adds a touch of warmth to the winter months, while the state-of-the-art kitchen boasts a freestanding 900mm gas range & oven, chic under bench dishwasher, ample storage, sleek cabinetry, stone benchtops, and a practical breakfast bar. Freshly painted, the home features three spacious bedrooms, with the master suite offering the luxury of an ensuite and walk-in robe. The remaining bedrooms, complete with built-in robes, share access to a contemporary bathroom equipped with a lavish oval soaking bath, perfect for unwinding. Adding to the charm is a brightly-lit bungalow, mirroring the main house's decor, with split system air conditioning, floorboards, and downlighting. Its independent entrance makes it versatile for use as a home office, playroom, or guest accommodation. Outdoor living is catered for with a vast deck and a separate covered entertainment area, promising unforgettable gatherings amidst a picturesque country setting. The estate is further enhanced by two substantial sheds, three fenced paddocks, a chook run, and mains water supply, catering to a sustainable lifestyle. This serene haven is ideally positioned close to Garfield town centre, train station, a selection of schools, and offers easy access to the M1 for a smooth commute to the CBD. 190 Thirteen Mile Road is a sanctuary for those seeking peace, privacy, and a connection with nature, without compromising on convenience. It stands as a testament to the perfect blend of rustic charm and modern living, eagerly awaiting to become your new family home.