

**222 Andersons Road, Barrabool, Vic 3221**

**GARTLAND**

**Sold House**

Sunday, 13 August 2023

222 Andersons Road, Barrabool, Vic 3221

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2013 m2**

**Type: House**



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**\$1,182,000**

'Chateau Barrabool' presents a rare opportunity to secure the dream country lifestyle whilst maintaining close proximity to Geelong. Set amongst the undulating Barrabool Hills on approx. 2,013m<sup>2</sup> parcel of land, this stylishly updated residence enjoys spectacular rural views from every aspect of the property. An abundance of natural light, offset with dark timber floorboards and fresh white walls, enhances the contemporary interiors. The heart of the home resides in the spacious open plan living/kitchen/dining zone with an adjoining study and features glass stacker doors on both sides and servery window inviting the indoor/outdoor connection to the land. Northern sunlight sweeps through a second living space, providing an intimate retreat to relax or curl up with a book by the wood log fire. Cooking will be a breeze in the stunning kitchen that to the impressive alfresco deck, ensuring effortless entertaining. So, why not organise a long Sunday lunch with loved ones? Sit back and catch up over a glass of wine whilst the kids explore and play in the fully-fenced gardens. The dreamy main bedroom reveals an expansive outlook over rural pastures. It incorporates a large walk-in robe and full ensuite featuring a double shower and dual vanity with timber benchtops. Glass stacker doors open to a private deck with superior access to a swim spa where you will love relaxing and taking in the magnificent sunsets over Mount Moriac. Three additional bedrooms share close access to the chic main bathroom, which includes a freestanding bath and separate toilet. Generous guest accommodation with private access is an ideal teenagers' retreat or versatile studio space. The centrally located laundry contains excellent storage options and completes the floor plan. A wood fire, multiple split-system air conditioners and ceiling fans maintain comfort throughout the seasons. Landscaped gardens surround luscious lawns, whilst majestic gum trees are dotted about the property. A designated veggie garden with a greenhouse and various fruit trees provides plenty of fresh produce for your favourite recipes. Other features include multiple water tanks, a fire pit, a chicken coop and an additional storage shed with a separate She shed/Man cave space. The oversized remote double garage provides secure parking and has roller door access to the rear of the property and direct entry indoors. A short 10-minute drive will find you in the town centre of Moriac, which is home to shops, Moriac Primary School and close by to the Mount Moriac Hotel. Similarly, Highton Village is also within easy reach. An approximate 30-minute drive will place you in the heart of Geelong or Surf Coast beaches if you head in the opposite direction, while easy Ring Road access keeps you connected to Melbourne.