

25 Ayreys Reserve Road, Birregurra, Vic 3242

House For Sale

Friday, 17 May 2024

JellisCraig

25 Ayreys Reserve Road, Birregurra, Vic 3242

Bedrooms: 3

Bathrooms: 1

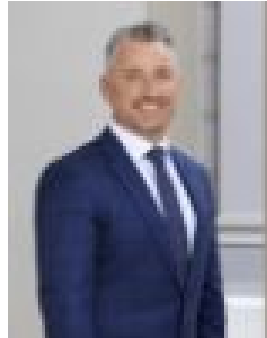
Parkings: 4

Area: 2 m2

Type: House



Nicole Bennett
0419474735



Marcus Falconer
0417376025

\$875,000 - \$950,000

Escape to the country in this cosy rural haven with sweeping pastoral views right down to Birregurra Creek that meanders across the rear boundary of this 5-acre block. Meditate on the north facing deck as you take in the panorama of an ever-changing sky. This home offers modern, low-maintenance living with space all around to create the private nook you've always dreamed of – perhaps for the animal lover, backyard tinkerer or those who simply enjoy wide open spaces. Nestled between Colac and Winchelsea, the property has a swift connection to Colac (18km) and Geelong (60km) on the dual-carriage Princes Highway. The charming country township of Birregurra (6km) is only minutes away. Or, drop down through the Otways to Lorne or Apollo Bay. The fresh, bright split-level home offers timber-lined cathedral ceilings, expansive glass doors and windows to take in the views and separate living zones on each of three levels. The expansive first floor is entirely occupied by the open-plan living/dining/kitchen area that captures views down the long paddock to the creek. On the ground floor, a centrally-located sitting area is the buffer between two bedrooms, both with BIRs. A separate entrance leads to a large studio. Another level down contains a spacious living zone, a third bedroom, family bathroom and a second toilet leading off the adjoining laundry. The property includes a large 10m-long outbuilding, water tanks, solar panels and air conditioning.