

25 Burlock Avenue, Ringwood North, Vic 3134



House For Sale

Wednesday, 24 April 2024

25 Burlock Avenue, Ringwood North, Vic 3134

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1038 m2

Type: House



Donna Walpole
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Karen Vogl
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\$1,150,000 - \$1,250,000

Situated on Loughnan Hill, this inspiring weatherboard home resting on an impressive 1038 sqm (approx) offers a warm and welcoming vibe, coupled with all-season outdoor living and entertaining. Bask in the light that streams into the lounge room, featuring built-in bookshelves and peaceful garden views, accompanied by a family room and dining zone with a treed outlook, overlooking a stylish kitchen that plays the perfect host, appointed with an island breakfast bar, quality appliances, a butler's pantry/laundry, and abundant storage. Three robed bedrooms are nestled together for ease and look out onto the garden, alongside a modern bathroom with a walk-in rain shower, a towel/accessories cupboard, and a separate powder room. Central to the design, step onto a large elevated wraparound deck with café blinds, featuring a picturesque view of the valley below and overlooking the established backyard with its tall canopy of trees. Nestled in the garden with a private entrance, is a self-contained delightful 1-bedroom cottage. For the past 11 years the cottage has been operated as a short-term rental on the Airbnb platform. The occupancy rate is consistently high and comprises approximately 70% international and 30% local guests, many of them are repeat patrons. There is provision for one car off street parking for guests. While a continuation of this operation with the resulting income may appeal to some, the cottage would also provide a quiet work-from-home space, or wonderful accommodation for the in-laws, guests, or growing children, featuring a kitchenette, bathroom, private laundry facilities and a verandah to sit back, relax and listen to the soft chorus of native birdlife as you enjoy breakfast or a casual meal outdoors. Finishing touches include an alarm, ducted heating, evaporative cooling, under-house storage/ workshop, 3 water tanks, an irrigation system, solar (15 panels), a mini orchard of fruit trees, veggie gardens, a firepit zone, and a double high-clearance carport that will accommodate a caravan/boat. In a family-friendly location, walking distance from BJ Hubbard Reserve, Evelyn Reserve Playground, and Ringwood Heights Primary School. Zoned for Norwood College, and close to North Ringwood Village, elite private schools, Eastland Shopping Centre, Ringwood Train Station and EastLink for swift access to the CBD, Mornington Peninsula and the Yarra Valley.