

# 252A Simmonds Creek Road, Tawonga South, Vic 3698



## House For Sale

Friday, 19 April 2024

252A Simmonds Creek Road, Tawonga South, Vic 3698

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Gemma Lutz  
0417006963

**\$1,270,000**

Discover the epitome of mountain living in this magical property full of charm, located in the highly sought after area of Simmonds Creek Rd, Tawonga South. Backing onto the state forest, on over two acres (8457sqm) this 3-bedroom, 2-bathroom haven offers not just a home, but a tranquil lifestyle. Imagine waking up to the majestic views of Mount Bogong and wandering through gardens adorned with native and deciduous trees, a natural swimming pond and the serenity of the surrounding forest. Step inside the main house, as lofty timber ceilings fill you with grandeur while warmth emanates from the wood fireplace, creating a cosy ambiance on chilly nights. The living space is huge! Seamlessly flowing, connecting the heart of the home with the bedrooms and bathrooms, each designed with comfort in mind. The modern kitchen has all stainless-steel appliances and ample space for all your culinary needs, keeping the master chef engaged with their guests in your expansive and homely space. Natural light floods the rooms, framing picturesque views of the surrounding landscape through gorgeous story book windows. Embrace the harmony of indoor-outdoor living with a veranda that wraps around the whole front and back of the property ideal for entertaining against the backdrop of nature's splendour. An incredible feature of this property is the magical natural swimming pond, imagine warm summer days relaxing in this 3metre deep pond, overlooking gorgeous views of the valley and Mount Bogong in complete privacy. Incredible benefits of having a natural swimming pond are that they are chemical free, self-sufficient, low maintenance and environmentally friendly. The property boasts an established garden, featuring a variety of fruit trees, gorgeous colourful blooms and a green house and veg patch. Embracing sustainable living the entire property is gravity fed by spring water. The driveway has just been relayed and the entire property is fully fenced with an electric fence that completely keep out the deer and other large garden pests. Situated just minutes away from the Mount Beauty township and a short drive to the Falls Creek Alpine Resort, adventures await in this beautiful part of the Kiewa Valley. This property offers not just a home, but a gateway to a world of outdoor excitement and tranquil living. Whether you're lounging in the garden under the weeping cherry, immersing yourself in the natural swimming pond, or exploring the state forest as your backyard, every moment here is an opportunity to embrace the best of mountain living. Don't miss a rare opportunity to call this ultimate lifestyle property, home. The possibilities are endless; whether you would like a hobby farm, a private forest oasis or to see where that mountain adventures takes you. Contact Gemma today to arrange a private viewing and experience the magic of Simmonds Creek Rd for yourself.

**FEATURES WE LOVE**

- 3 bedrooms
- 2 bathrooms
- Over 9100sqm of prime land – that's 2.25 acres
- Master bedroom with walk through wardrobe to ensuite
- Main bathroom with large corner bath
- The whole property is on spring water which is gravity fed
- Water license of 2meg with Golden Murray Water \$300/annum
- Water tank connected to house and garden straight from the spring
- Incredible natural swimming pond, self-sustainable and completely netted for bird life.
- New driveway and property fully fenced with high end electric fencing.
- Incredible views of Mount Bogong and the valley from all over the property
- Gorgeous greenhouse and two other garden sheds for storage
- Hardwood Jarrah floors and character features throughout
- Wood fire place with inbuilt oven and over fire cooking options
- Ultimate lifestyle property
- Modern kitchen with dishwasher, induction cooktop and rangehood, kitchen sink overlooking gorgeous native ferns
- Established garden inclusive of Orchard (Kaffir limes, peach tree, 3 x macadamia trees, 2 x blueberry bush, lemon tree, mandarin tree, orange tree, avocado tree, passionfruit)
- 40min Drive to Falls Creek Snow Resort and just over a 1km to the Mount Beauty township