

# 30A Hunts Road, Bittern, Vic 3918

HOMES & ACREAGE

## Acreage For Sale

Wednesday, 22 May 2024

30A Hunts Road, Bittern, Vic 3918

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2 m2

Type: Acreage



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**\$2,200,000 - \$2,400,000**

'Huntly': A very lovely hobby farm on 5 undulating acres (approx.) amongst towering eucalyptus and native birdsong. This stunning designer's own residence, studio barn, and paddocks deliver a truly idyllic lifestyle package. Exceedingly private and secure at the end of a long residents' country lane, the setting is breathtaking with green pastures, lake-like dams, fruit trees, veggie beds, and a berry garden, along with a picturesque landscape for riding, meandering, gardening, or pitching an easel to capture the setting in oil paint. The rendered brick farmhouse reveals a chic interior where a talented designer's flair has graced the generous, split-level floorplan. Plush formal living and dining areas with sumptuous carpeting flow out through sliding glass doors to the north-facing alfresco, while the second family living zone with heated slab flooring features an atmospheric log burner and glamorous lighting. A large modern kitchen is complemented with stainless-steel appliances, including a 90cm oven with electric cooktop and a dishwasher. Dining outdoors will be sublime in the north-facing covered alfresco with ample room for barbecuing, lounging, dining, and enjoying a quiet drink with friends at the alfresco bar, cocooned by retractable cafe blinds and screens. Encircled by a zoned north-facing garden with berry boxes, the setting is safe for children and pets to roam freely. Lifestyle lovers may even entertain the idea of installing a swimming pool (STCA) to complement the alfresco. In the bedroom zone, all three bedrooms have ceiling fans and mirrored built-in robes and share a spacious family bathroom, while the master opens to a tranquil semi-enclosed annex with a powder room, which could potentially be converted into an ensuite. Two fenced paddocks with troughs, an open barn with a tack room, a hay shed, a chook pen, a large tradie's double garage/workshop, generous garden lighting, a jetty off the lower dam, and an enclosed barn/studio are among the inclusions of this gorgeous property, which is a haven of peace and privacy. Well-located for lifestyle convenience, the property is a short drive to Balnarring and Bittern shopping centres, the major shopping of Hastings, a choice of schools (with a private school bus stop a short walk on Coolart Road), and Mornington Peninsula wineries, beaches, nature, and surf breaks. An extremely pretty package suited to couples, families, treechangers, and weekenders alike, the residence sits in the heart of wine country among equestrian trails and vineyards. Homes and Acreage is proud to be offering this property for sale. To arrange an inspection or for further information, please contact the office on 1300 077 557 or [office@homesacreage.com.au](mailto:office@homesacreage.com.au). Features: Designer's own farmhouse on 5 acres (approx) 2 luxe living zones Modern kitchen with Bosch dishwasher Sliding glass doors to covered terrace with cafe blinds & alfresco bar Fire pit area Master with powder room & annex to shaded alfresco area Store room Slab floor heating & roaring wood heater Ceiling fans & 2 A/Cs Oversized remote double garage/workshop North-facing zoned backyard Enclosed barn/studio Open barn with tack room Hay shed Woodshed Chook pen Fruit trees Winter vegetable garden Berry garden 2 fenced paddocks (wired & ready for solar power connection) 'Turning circle' driveway Generous garden lighting – sensor & flood Solar panels Mains water plus catchment off roof channel to dam & pumped to troughs Rainwater flow off to lower dam with jetty Security system with CCTV ready for connection