

# 31 Wattletree Road, Bunyip, Vic 3815



## Acreage For Sale

Thursday, 30 May 2024

31 Wattletree Road, Bunyip, Vic 3815

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

**Area: 9857 m2**

**Type: Acreage**



Dale Atkin  
0402717891



Libby Talbot  
0407112068

**\$1,800,000 - \$1,900,000**

Combining a relaxed country aesthetic with high spec finishes and fixtures has transformed this modest 1920's farmhouse into a superb, sophisticated family home. For the buyer seeking space for a pony or other livestock, the approximate 2.5 acres is a real bonus, particularly being only a three minute drive from the town centre, whilst the potential for subdivision offers future investment appeal. Add to this, an impressive, super size shed, this is indeed a unique property. Set behind grand old oak trees within a gorgeous garden of ornamental trees, flowerbeds, manicured lawn and decorative water features, the home has instant street appeal. Inside, the true extent of the meticulous refurbishment is inspiring, whilst retaining the enchanting country character where high ceilings, Baltic pine flooring, deep architraves, moulded cornices and feature leadlight are a link to the past. A spacious layout includes four bedrooms, all with generous robe storage, two beautifully appointed bathrooms, study or fifth bedroom, superb kitchen and meals area, large living room and a utilities room. The adjoining carport doubles as an outdoor entertaining area. Crafted kitchen cabinetry, stone countertops and glass overhead display units are teamed with an imposing Falcon multi oven cooker set within the original brick fireplace. A dishwasher, fixtures for a plumbed fridge and a large island bench with overhead designer pendants are also features. Fully tiled, the bathrooms are lavishly styled with quality tiling, oversized showers, twin basin vanity units and a toilet, the family bathroom also has a spa bath. Split system air conditioners in the kitchen/meals area and one of the bedrooms, a solid fuel heater in the living room, repainting, updated carpets in the bedrooms, new roller blinds and a security camera system are also part of the overhaul. Measuring 28.8m x 7.5m x 3.6m (high), the shed is divided into three separate work spaces, the main work area, smaller workshop and the rear, which were originally stables, is now a fantastic 'man cave', partially lined and complete with an inbuilt bar, wood heater, hot and cold water. Two high clearance sliding doors at the front together with multiple side access points, concrete flooring, air conditioning and three phase power are included. Solar panels on the shed roof supply a massive 15kw unit, considerably lowering power costs. There is also an adjoining lean-to which runs the length of the shed and provides additional storage, separate garden and wood sheds together with a substantial concrete driveway. A variety of fruit trees, fenced veggie garden with raised beds and a chicken coop stock the home larder. The remaining acreage is divided into five paddocks, one with a stable and is fenced with plain wire on the interior and barbed along the boundary. Two 13,500 litre tanks cater for the gardens, paddocks and shed plus there is town water connected for household use. With its timeless charm, exquisite refurbishment, serene setting plus the impressive shed, this remarkable property offers a coveted lifestyle.