

36 Lindquists Road, Timboon, Vic 3268



Acreage For Sale

Thursday, 8 February 2024

36 Lindquists Road, Timboon, Vic 3268

Bedrooms: 6

Bathrooms: 2

Parkings: 8

Area: 2 m2

Type: Acreage



Gerard Delaney

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Sale by Deadline 28/3/24 2pm

Welcome to 36 Lindquists Road, Timboon! This stunning property offers a unique opportunity to own two modern homes and a studio set in manicured garden surrounds on a 2-hectare rural playground within walking distance to the main street. The main homestead, constructed just under 12 months ago by Swan Homes, features wonderful open plan sun filled living, dining and abundant meal preparation area. Four way glass sliders lead to the alfresco / outdoor dining patio, conveniently optioned with Zip Trak guided blinds. Views from the patio of the rolling Green Valley landscape are remarkable. Full length verandas to the front and rear facades offer a true country feel, in addition to weather and sun protection of the home. The large and separate lounge / rumpus room is a great space for families to unwind, with all bedrooms having built in robes and the master featuring a generous walk in robe and ensuite. The main bathroom has shower and tub, the laundry is of large country proportions and the W.C. is separate for convenience. The second very recently constructed Swan built 3 bedroom home on the property has its own independent entrance winding via the manicured lawns to the large two car garage / workspace. The open plan meals, living and kitchen area is pleasant and ample in dimension with the convenience of gas cook top and electric oven. Bedrooms 2 and 3 have built in's with the master featuring full walk in robe and ensuite. The main bathroom also has shower and tub, with the large country style laundry leading directly to the fully fenced backyard via the full length veranda. A wander down the blue metal driveway provides direct access to the 15.4 x 7.5m studio. Options are many with approximately 130 square metres of internal space. The fully lined main living / work space has a kitchenette, an office space, fully appointed bathroom and fully lined garage with roller door. A large storage tank collects rainwater from the dwellings, recirculating throughout the magnificent gardens. Potential uses include short stay accommodation, tradesman's workshop and/or storage to its current application as a quilting store. The rolling paddock falls gently to the Green Valley, providing a perfect playground for ponies, cattle or a sheep or two. Acreage of this calibre in popular Timboon is a rare and welcome find. Two modern homes enjoying some of the best views available locally, spec'd with clean lines and liveability, with the option of a third dwelling or a wonderful workspace, opportunities such as this are few.