

38 Breamlea Road, Connewarre, Vic 3227

Acreage For Sale

Friday, 3 May 2024

38 Breamlea Road, Connewarre, Vic 3227

Bedrooms: 4

Bathrooms: 2

Parkings: 9

Area: 1 m2

Type: Acreage



Peta Walter
0439354362



Levi Turner
0408552539

\$1,950,000-\$2,100,000

The Feel: The perfect blend of country charm and modern convenience awaits. A sense of serene spaciousness greets you, setting the tone for a home that harmonises rural tranquility with contemporary living. This substantial single-storey residence offers a peaceful rural lifestyle just minutes from shops and beaches, with all the space and privacy one could wish for. Generous living spaces, a modern upgraded kitchen, an expansive outdoor area, and zoned sleeping, provide an idyllic setting for family life and entertaining. With a vast workshop and storage sheds, this home offers a place to create memories, indulge hobbies, and enjoy the tranquility of the countryside.

The Facts: -Spacious single-storey north-facing family residence on a substantial allotment-Move-in ready homestead set across private & peaceful 2.5 acres (approx.) -Set back from the road with neighbouring farm/You Yangs views that amplify the sense of space-Ideal opportunity to gain space & enjoy semi-rural living on the coast-Expansive covered outdoor area, perfect for year-round entertaining-Inviting layout includes a large, open-plan kitchen with Kleenmaid appliances & central island-Dining area flowing into a cosy living space with a wood-burning fireplace-Separately zoned sitting room with alfresco access & beautiful rural views-Lush lawns & established trees creating a private, park-like setting-Additional multi-purpose room that can serve as a study, playroom, or guest space-Master BR with WIR & ensuite to enjoy the spa bath with fernery outlook -3 more well-proportioned bedrooms; ideal for a growing family or accommodating guests -Versatile home office space, study zone, or hobby room-Family bathroom with bath, single vanity, shower & separate toilet -Well-placed laundry with immediate connectivity to sheltered utility area & fernery garden-Ducted evaporative cooling throughout -40,000L rainwater tanks, irrigation to gardens, & low maintenance surrounds-3 horse paddocks with electrified fencing, shelter, & town water for hobby farming-Double garage with internal access-5 car garage/workshop with high clearance for caravan, work room, kitchenette & ensuite -Additional sheds provide secure, dry, storage for wood, machinery, horse tack & hay-Central coastal location 3km to Breamlea beach & moments to 13th Beach -7' drive to Barwon Heads, 6' to Warralily Shopping Centre, 90mins to Melbourne

The Owner Loves...."It's those quiet moments of rural beauty that make this place special, especially watching the cows in the paddock and the You Yangs silhouette in the distance. The huge workshop has been a great for tinkering on projects, and having space for a pony is something we've cherished." *All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.