

39 Sladen Street, Birregurra, Vic 3242

AVENUE FIVE

House For Sale

Thursday, 25 April 2024

39 Sladen Street, Birregurra, Vic 3242

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 2000 m2

Type: House



Sam Parsons
0400338343



Quentin Walker
0352416968

EOI Closing 4th June 5:00pm Unless Sold Prior

Nestled in the picturesque township of Birregurra, where rolling hills meet quaint charm. This picturesque lifestyle property is expertly designed with contemporary comfort and style in mind, this house invites you to experience the finest in country living, and has been uniquely tailored for the modern family and their activities. This custom-built haven features 4 very generous sized bedrooms 2 bathrooms and 2 sun soaked living areas. The main bedroom creates a lavish retreat complete with a large walk-in robe and stunning ensuite with double width shower and dumper shower head, it is an epitome of opulence with quality tiles and a stone benchtops that exudes sophistication. The remaining generous size bedrooms all boast built in robes, ceiling fans and NBN connection points, they share the main bathroom and separate toilet. At the core of this residence is the open plan kitchen / living / dining area, a testament to both function and flair, the kitchen boasts a large island bench, quality 900mm stainless steel freestanding oven and cook-top, walk-in pantry and quality tapware. Perfect for larger gatherings, an oversize dining area opens out onto the covered alfresco area and backyard. The cozy living room with its multiple floor-to-ceiling windows and outlook to bushland surrounds is an oasis of comfort and is serviced by a Nectre Mega wood fireplace and split system air-conditioning. The vast 2,000m² lot radiates potential, where most of the leg work has already been done. Manicured lawns and cleverly planted landscaping allow for that country bushland feel with minimal maintenance. Fully powered, multiple storage sheds provide a multitude of uses. One shed contains a mudroom and sink and bench space, a garden shed that is perfect for lawnmowers and garden tools, and the main shed towards the rear of the property with connecting carport, has room for an additional 4 vehicles and is set-up as an "entertainment cave", with fireplace and room for a gym, pool table or workshop. Features:-
- Downlights and ceiling fans throughout.
- Nectre Mega wood fire place and split system air-conditioning.
- Instantaneous gas hot water.
- 22,500L water tank with automatic sprinkler system to front and rear yards.
- Gutterguard installed on all gutters
- 6.6kw solar system with 5kw inverter
- Multiple storage sheds.
- Future potential rear access (subject to Colac Otway shire council works) This perfect tree change awaits you and your family, relocate or work from home in Birregurra! A foodie haven and gorgeous country town; home to world renowned restaurant, Brae. Birregurra is approx 30 minutes to the coastal town of Lorne, only 50 minutes to Geelong and under 2 hours drive from Melbourne and a train station with 5 services to Melbourne per day. The home itself is located one block from the local primary school, as well as being just a few hundred metres from the golf course and also main street and shops. Disclaimer: All information provided is in good faith. Avenue Five have received it from believed accurate 3rd party sources at time of receiving. Avenue Five will not be held liable for any loss resulting from your actions or decisions and advise you to make all necessary enquiry and research in regards to this passed on information.