

**471 Clarkes Road, Anakie, Vic 3213**



**Sold House**

Monday, 4 September 2023

471 Clarkes Road, Anakie, Vic 3213

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 22**

**Area: 12 m2**

**Type: House**



Riley Kirkwood

0427996705

**\$875,000**

This rural property, set on a sprawling 122,270 m<sup>2</sup> or equivalent to 30 acres of land, is located in the most picturesque bushland setting. Featuring a character weatherboard dwelling, accompanied by a second fully self-contained granny flat, providing endless possibilities for comfortable living and versatile accommodation. The main weatherboard residence exudes warmth and character, featuring three spacious bedrooms that offer a peaceful retreat. The living area is complete with a solid wood fireplace, creating a cozy ambiance, while a ceiling fan and reverse cycle air-conditioner ensure year-round comfort. Built-in shelving adds to the living space. The bathroom, which has a bath and a corner shower, is complemented by a vanity. The laundry area provides practicality with a double sink and an additional toilet, ensuring convenience for everyday tasks. The heart of the home lies in the well-appointed kitchen, complete with a double sink and an island bench. A distinctive copper range hood adds a touch of rustic charm, while modern appliances such as a dishwasher and a wall oven cater to your culinary needs. Double doors seamlessly connect the main living zone to the kitchen, facilitating easy entertaining. Step outside through the sliding doors, which lead to a carport measuring approximately 7.3 m x 6.2 m, providing ample covered parking space. The separate bungalow, or granny flat, offers a private and self-contained living space. It comprises a comfortable bedroom, a cozy living area, a well-equipped kitchen with a dishwasher, and a laundry area. The bathroom features a vanity and a shower, along with a toilet. The bungalow also boasts a single carport and a single garage, ensuring convenience and security for its occupants. Additional infrastructure on the property includes a substantial shed with oversized sliding doors, providing ample storage space for your belongings. A mezzanine floor offers additional storage capacity, while a solid wood heater ensures warmth during cooler seasons. Another storage area and an oversize single garage further enhance the practicality and versatility of the shed. Three water tanks are also in place, ensuring a reliable water supply for the property. Situated a mere six minutes away from the welcoming township of Anakie, this property enjoys proximity to essential amenities. The Anakie general store and the well-regarded Anakie primary school are conveniently located in the heart of the town. For wine enthusiasts, award-winning wineries and cellar doors are within easy reach, allowing for delightful tasting experiences. Families can embark on a whimsical adventure at Fairy Park, a nursery rhyme-themed children's attraction that promises a day of fun for all ages. Nature lovers will relish the opportunity to explore the Anakie Gorge Walk, where a mesmerising range of birdlife awaits. A visit to the Stony Creek picnic area offers a chance to observe wildlife up close, adding to the natural splendour of the region. A tranquil and versatile lifestyle awaits. Experience the best of country living combined with modern comforts in this idyllic property, where the charms of the residence and the beauty of the surrounding area merge seamlessly to create a truly one of a kind retreat. • Two Separate Dwellings • Enormous Shed • Serene Picturesque Rural Setting \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. \*\*Photo ID is required at all open for inspections.\*