

595 Birregurra-Yeodene Road, Birregurra, Vic 3242

HF RICHARDSON

Sold Acreage

Friday, 27 October 2023

595 Birregurra-Yeodene Road, Birregurra, Vic 3242

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 29 m2

Type: Acreage



Ken McDonald
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Contact agent

SOLD PRIOR TO AUCTION _____ Superbly positioned with expansive northerly views over the rolling farmland towards Birregurra. Offering a rare opportunity to secure a productive rural lifestyle retreat, stretching over a meticulously presented 72.22 acres (approx). You can't help but be amazed as you enter this property along the winding drive, which leads to a stunning architect designed home surrounded by beautiful low maintenance gardens. While absorbing the rich scenery, complete with sweeping views, this property offers the perfect balance of secluded living within 10 minutes of Birregurra and easy-commuting distance to Geelong and Colac. This stunning residence has been thoughtfully designed with the main living areas facing north, allowing an abundance of natural light to flood the home throughout the day. The open plan kitchen, dining, and living zone create a grand and welcoming space that seamlessly extends onto the north-facing entertaining areas. Offering four bedrooms and a study or 5th bedroom (three in the main home plus two in a separate retreat), the master bedroom is supported by an ensuite and walk-in robe. The open plan kitchen (gas cooktop, electric oven, dishwasher and walk-in pantry) and living area features split system heating & cooling plus a wood heater, while a large separate laundry and plenty of storage throughout, together with the northerly aspect, make for a very comfortable home. The property is further complemented by a beautifully designed two bedroom retreat (including a bathroom) built above the two car garage. A 120,000 Lt rainwater tank ensures you will never be short of water. The productive, undulating farm is well-suited to beef production or dairy agistment. The property is divided into three paddocks, the fencing is in excellent condition, it's well-watered by 5 dams and cattle yards are included. Established tree plantations provide natural shelter for stock and the tree-lined creek provides an added attraction to the undulating property. This is a rare opportunity to purchase an exclusive and unique property combining a rural lifestyle with stunning views just 10 minutes from Birregurra.