

68 McColl Road, Girgarre, Vic 3624



Lifestyle For Sale

Thursday, 30 May 2024

68 McColl Road, Girgarre, Vic 3624

Bedrooms: 3

Bathrooms: 2

Area: 2 m2

Type: Lifestyle



Luke Ryan

\$749,000

Discover the perfect blend of comfort, space, and tranquility in this well presented brick veneer home set on approximately 6 acres of picturesque countryside. This well-appointed property offers an ideal retreat for families seeking a serene lifestyle without compromising on modern conveniences. Upon entering, you are greeted by an expansive and modern open-plan kitchen, living, and dining area. The sleek plank flooring and ambient downlights create a warm and inviting atmosphere, while the cozy wood heater and efficient split system ensure year-round comfort. The fully-equipped kitchen features a wall oven, electric cooktop, and ample cabinetry, complemented by a large pantry and an island bench with a built-in dishwasher for added convenience. A stylish servery window opens to the outdoor entertaining area, and a glass sliding door provides seamless access to this space, perfect for indoor-outdoor living. The master bedroom is a spacious, carpeted retreat featuring two built-in wardrobes, a ceiling fan, and a split system for personalized climate control. The luxurious ensuite includes tiled flooring, a shower, toilet, and a vanity with drawers, offering both style and functionality. Bedrooms two and three are equally inviting, each carpeted and equipped with built-in wardrobes, ceiling fans, split systems, and double blinds, ensuring a comfortable living environment for family members or guests. The main bathroom is elegantly designed with a shower, bath, toilet, and a vanity with storage underneath. The tiled floor and walls add a polished finish to this essential space. The laundry room is both practical and stylish doubling as a butler pantry, featuring nice cabinetry and broom/vacuum cupboard for ample storage, all set on durable plank flooring. Stepping outside to the outdoor entertaining area, the expansive Merbau decking is perfect for gatherings, equipped with drop down blinds, two ceiling fans, and two heat strips for comfort in all seasons. The insulated roof, downlights, power points, and TV points enhance the outdoor living experience. A secondary outdoor area, located off the laundry, offers versatile space that can be converted into a carport if desired or would serve as a larger entertaining area or fernery. The backyard is well-fenced and features pop-up sprinklers, established trees, a tranquil fish pond, and a functional chook pen, providing a delightful outdoor environment. Additional outbuildings include a large shed with three bays, each with roller doors and a concrete floor. This shed is powered and measures approximately 7m x 12m, with 2 external floodlights. A smaller shed provides extra storage space or could be used as a stable. Water is well taken care of with water tanks collecting rain for inside home use, and a GMW stock and domestic connection with 2 megs Goulburn 1A high security water entitlements included. Paddocks are well fenced, with a laneway allowing access between paddocks for livestock at one end and at the other end of the paddock 12' gateways allow machinery to easily move from paddock to paddock. Stock troughs in each paddock. Pipeline with camlock fittings to operate sprinklers in each paddock. This property offers the perfect setting for a peaceful rural lifestyle, with modern amenities and ample space for family living and entertaining. Don't miss the opportunity to make this idyllic countryside retreat your own. With the home being beautiful inside and out, with great outdoor entertaining areas, with beautiful gardens, with well fenced paddocks well set up for horses and with excellent shedding, buyers will find this is the perfect home to bring your animals and love living here from day one. Great location being on bitumen road and only minutes into Girgarre or Stanhope and centrally located within Northern Victoria, Call Luke Ryan on 0438 841 127 to arrange inspection.