

70 Todds Road, Boolarra, Vic 3870

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Acreege For Sale

Saturday, 3 February 2024

70 Todds Road, Boolarra, Vic 3870

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Area: 2 m2

Type: Acreege



Bec Cook



Emma Evans
0437911676

\$830,000

Nestled on five acres that offers the perfect mix of cleared land and natural bush, this lovingly maintained Sandstone home is ideal for those seeking comfort and space and is conveniently located just a short drive from the picturesque communities of Mirboo North and Boolarra. Built in 2011 and sprawling over 49 squares, this idyllic abode is thoughtfully designed and privately set back on the allotment. The versatile floorplan catering to the needs of a variety of buyers with the home boasting multiple adjoining living areas. The open-plan kitchen, dining & living area is undeniably the heart of the home, featuring solid Tassie Oak floors, high ceilings and a neutral colour palette that continue through the entire home. This is the perfect spot to gather the family for movie night or tuck up with an enjoyable book in front of the woodfire and relax in the peaceful ambience. Large aluminium windows throughout, ensure the home is bursting with natural light whilst allowing the tranquil outlook to be appreciated from every angle. The charming country kitchen showcases gorgeous granite benchtops, a generous breakfast bar that welcomes casual dining, 1200mm electric cooker, dishwasher and wonderful storage options. Large glass doors open off both sides of the dining room, onto the protected back patios, providing seamless flow between indoor and outdoor living. The adjoining lounge and formal dining are spacious and inviting, this all-important second living area providing larger families with room to breathe. Designed with these families in mind, this space could easily be modified to accommodate a fourth bedroom. This delightful home affords three commodious and light filled bedrooms all with BIR's. The Master is perfectly situated at the northern end of the home, while the remaining two bedrooms are situated at the southern end of the home ensuring parents have privacy and their own sense of space. The generous main bathroom is central to bedrooms two and three and features a bath, corner shower, single vanity and toilet. Just next door, the expansive laundry delivers sprawling benchtops, exceptional storage, a built in ironing board and direct access outdoors. Conveniently, a second large bathroom is located near the Master bedroom, supplying a large corner shower, single vanity with above counter sink and wonderful storage and a toilet. Regardless of the weather, you can entertain in style year-round, thanks to the extensive protected patios that run the length of the home to the East and the West. Whether it is to gather for a BBQ and drinks, or simply relax with a cuppa while you take in the views and admire the resident wildlife, this home has been designed with outdoor living in mind and is perfectly positioned to capitalise on the peaceful surrounds. There is room to store all your vehicles and toys, with an 8.5m x 11.3m garage with concrete floor, power and storage room attached to the home. A circular driveway and vibrant gardens displaying White and Red Waratahs, a variety of Magnolia Trees, Camellias and a delightful Dais Tree encompass the home, providing ease of access and a serene setting. A dam, three water tanks, roof sprinklers and a 3.5KW Solar System complete this perfect lifestyle property. Offering the best of both worlds; a rural lifestyle with the benefit of the school bus, bin collection, mail delivery and all modern conveniences nearby. Enquire today!