

760 Old Melbourne Road, Little River, Vic 3211

HF RICHARDSON

Acreage For Sale

Friday, 3 November 2023

760 Old Melbourne Road, Little River, Vic 3211

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 6069 m2

Type: Acreage



Matt Poustie
0400902146



Tony Hyde
0401736136

AUCTION - Saturday 2nd December at 2.30pm

Auction - Saturday 2nd December, 2023 at 2.30pm Terms: 10% Deposit | 60 Day Settlement If you wish to request alternate bidding/settlement terms, please contact the selling agents directly. _____ Set across a spacious allotment of 6,069m² / 1.50 acres* and backing onto the Rees Reserve oval & pony club (offering 10 acres* for public use), this is a superb opportunity to acquire an immaculately presented rural lifestyle property in a premium Little River position. The home was built by Dennis Family in 2013 and offers 4 bedrooms (master with WIR & ensuite, all other bedrooms with BIR's and ceiling fans), a separate study/home office/5th bedroom and 2 spacious bathrooms (incl. a separate powder room with vanity), perfectly suiting a large family seeking modern living in a country setting. The home features a large open plan kitchen which looks over the rear yard, enjoying the provision of stone benchtops, breakfast bar, walk-in-pantry and modern appliances (incl. gas stove, elec oven and LG dishwasher), adjoining a spacious family lounge area with meals space, wood fire and s/system heating and cooling, plus a second lounge/rumpus room perfect for movie nights, formal dining or as a dedicated kids play room. Externally the property is perfect for entertaining with a huge undercover decked area which is built for large family gatherings, no matter the weather. This leads onto a fully fenced lawn area with 2 adjoining pony paddocks with shelters, plus a modern 10m x 12m machinery shed which is perfect for the tradie and has plenty of space for a tack room to support equine activities. Other quality additions to this exceptional family home and property include an extra large double auto garage with internal home entry, ducted vac, kids trampoline, 33 000L tank water*, elec hot water, 5G wireless internet and NBN connected. Located just a short 5 minute drive to the centre of town (inc. the primary school, pub & train station), an easy 10 minutes to Lara for grocery shopping & supplies, a comfortable 45 minute drive from Melbourne, 30 minutes to the Geelong CBD, 10-15 minutes to the Avalon Airport & 45-60 minutes to the Surf Coast for relaxing beach weekends. _____ *Denotes approximate