

# 82-84 High Street, Rochester, Vic 3561



## House For Sale

Tuesday, 13 February 2024

82-84 High Street, Rochester, Vic 3561

Bedrooms: 4

Bathrooms: 3

Area: 4046 m2

Type: House



Luke Ryan

**\$1,200,000**

Set on an expansive 1-acre allotment, this modern brick veneer residence combines contemporary comfort blended with rustic charm, and a convenient location being only a short walk into town. Home is situated high above ground level and above flood heights. The home has income producing ability having been operated as an Air B&B over the last 7 years with 5 star ratings. The outside bungalow will be perfect for those that can work from home offering a quiet space away from the home to meet with clients. Perfectly situated within walking distance to the town's shops, pubs, schools, sporting amenities, and the scenic Campaspe River walking tracks, this property offers an ideal blend of convenience and lifestyle. Inside, you'll find a spacious home featuring four bedrooms. The main bedroom features a walk-in robe and a generous ensuite with a separate toilet. The other 3 bedrooms come with built-in robes, ensuring ample storage for the whole family, all bedrooms have tv points, and the second bathroom includes a shower, bath, and vanity. The heart of this home is the open-plan kitchen, dining, and living area. It offers a comfortable and inviting space, featuring floating timber flooring, a wall oven, gas cooktop, a center island workbench, and breakfast bar. The adjacent lounge and dining area lead to a vast outdoor entertaining space, approximately 11 x 7 meters. Additional rooms in this home include a formal lounge and an office, both tastefully appointed with quality carpets and curtains. The alfresco area is a standout feature, complete with cafe blinds, carpet tile flooring over concrete, and a built-in wood heater, it's the perfect spot for hosting gatherings and family events. The garage has been ingeniously transformed into a theatre/rumpus room with an extra bathroom (Third bathroom inside, the fourth bathroom is in the bungalow), offering a shower, vanity, and toilet. This arrangement creates a self-contained unit within the home, providing flexibility for various living arrangements and a very good space for families that may be taking care of mum and dad or have older children who would appreciate the personal space. For year-round comfort, this property offers ducted air conditioning, ceiling fans throughout, ducted gas heating and wood heating inside as well as in the entertaining area. The outdoor space is a paradise of its own, featuring a delightful saltwater inground pool and separate spa, making it an ideal place to relax and cool off. You'll also find four 22,000-litre poly water tanks, ensuring a reliable water supply and good for the environment. The property includes Cobb & Co style stables, cleverly converted into a rustic bungalow with kitchenette and bathroom as well as workshop space. This impressive space is insulated and lined with corrugated iron, offering a bathroom with a toilet, vanity, and shower. The kitchen retains its old-world cabinetry and wood stove, and there's a comfortable bedroom with a split system. This bungalow provides a versatile accommodation option for guests or family. Other notable features of the property include a large chook pen, a fully enclosed shed (6m x 5m), beautifully established trees, front and back gardens with sprinkler systems and drippers throughout the lawns and gardens with lovely old red brick paths adding character to the property. Also another feature is the rear access road for vehicles at the back of the property. Embrace the best of modern living with a touch of rural charm in Rochester. To explore this property and experience its elegance and functionality for yourself, contact Luke Ryan on 0438 841 127 to arrange an inspection.