

82 Berrys Road, Gorae, Vic 3305



Sold Acreage

Friday, 23 February 2024

82 Berrys Road, Gorae, Vic 3305

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2 m2

Type: Acreage



Ben Nash

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\$880,000

This enchanting rural property presents a unique opportunity to embrace a serene lifestyle just moments away from the picturesque seaside town of Portland. The well-established 5 acre estate boasts a modern 4-bedroom home found through the natural beauty of pear trees lining the driveway. As you approach, a large parking area unfolds between the house and the 17m x 8m four-bay shed, equipped with two open bays, two enclosed bays with a roller door, and a 3m clearance. Two long narrow paddocks on either side of the driveway lead to two additional back paddocks, each featuring water troughs filled from the bore. For the avid hobbyist or those seeking extra storage, a two-bay shed with 4m clearance stands nearby, perfect for housing a float, caravan, or boat. An adjoining lean-to bay and a convenient container for additional storage complete the practicality of this section. Water sustainability is ensured with a 20,000-gallon rainwater tank and a dedicated fire tank, providing peace of mind. Also of note to the animal enthusiast is full electric fencing, great pasture, undercover wash bay/tack area and of course the stable with yard. The light-filled and modern brick veneer home is designed for comfort, with SmartGlass™ windows, electric central heating, and cooling. The open plan living/dining/kitchen area features a wood heater and a well-designed kitchen with pale composite stone benchtops, a breakfast bar, ample storage, and top-of-the-line appliances. The dining area opens onto a spacious enclosed outdoor entertaining area, offering breathtaking views and equipped with a kitchenette, built-in barbecue, and storage cupboards. The master bedroom, bathed in natural light, includes a walk-in ensuite with a large vanity unit, twin basins, a walk-in robe, and a luxurious shower and toilet. The south end of the house encompasses three bedrooms with built-in robes, a second living room, a family bathroom, separate powder room, linen cupboard, and a generously sized laundry. On the east side, a large fully enclosed play yard awaits, featuring expansive lawns, a cubby house, sandpit, and a round yard with an adjoining tack room. In summary, this property is the epitome of a lifestyle package, offering something for every family member to enjoy. Don't miss the chance to make this charming rural retreat your own.