

**86 Haywards Road, Timboon, Vic 3268**



**House For Sale**

Friday, 14 June 2024

86 Haywards Road, Timboon, Vic 3268

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 6000 m2**

**Type: House**



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## Contact Agent

Ideally positioned along the ever popular Haywards Road, see this high end craftsman's built 4/5 bedroom home on 6000 square metres of Timboon acreage. Barely three years since construction by master builders Novara Homes and with the balance of builders warranty remaining, opportunity looms for the astute homeowner to develop the surrounds to one of the towns finest properties. With quality evident throughout, features include double glazing, stone benchtops, highly efficient wood heater, high ceilings, full length north facing veranda and convenient alfresco. The open plan classic kitchen is a MasterChef's dream, with SS SMEG 5 burner gas stove top and electric oven, soft touch drawers, island bench and high end stainless steel SMEG appliances. Offering four spacious bedrooms and an additional 5th if required, which is currently a fully sound proofed and wired media room - complete with reverse cycle. The main bedroom faces the north easterly façade, capturing the morning sun and enjoys a luxurious ensuite with double vanity, 1.5 shower, separate WC and a generous walk-in robe. All remaining bedrooms have generous dimensions, built in robes and the warmth of quality carpeting. The oversize double garage has a high entry automated door, easily accommodating 4WD vehicles via the generous exterior concrete apron and a handy alcove perfect for storage or handyman equipment. The well thought out home has extensive power points, data ports, NBN Wi-Fi, full LED lighting and the convenience of 2 reverse cycle air conditioners. Electricity to the home has been wired to a 60 amp connection to supply a shed if required in the future. There is also external 15 amp outlets for a caravan or similar. The property is completely fenced with a separate paddock perfect for a pony or a sheep or two. An additional fenced area adjacent the home provides a safe space within eyesight for children or for your furry friends to play. A large garden shed conveniently provides weather protection for garden equipment and firewood. A beautiful home on a vastly blank canvas awaiting your horticultural creativity, with most of the major money having been spent on contouring, drainage and entry. A rare acreage opportunity to move in to an as new quality home on a quality local address, in the vibrant, popular and well serviced township of Timboon. Further develop the property at your leisure to the landscaping design of your choosing. The opportunity is now!.