

90 Oakleys Road, Portland, Vic 3305



House For Sale

Tuesday, 9 January 2024

90 Oakleys Road, Portland, Vic 3305

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 4080 m2

Type: House



Colette Fulham

\$650,000

Your country lifestyle awaits! Conveniently close to both Portland and Cape Bridgewater, Banksia could be an ideal choice. Situated on 4,080m², roughly 9 kilometers from Portland and Cape Bridgewater along Oakleys Road. This sturdy well maintained double-brick residence features 3 bedrooms and 2 bathrooms, surrounded by beautifully landscaped gardens strategically designed to capture the scenic countryside vistas. The home features exposed beams throughout the dining and living area, lending it an architectural charm. All three bedrooms are equipped with built-in robes, with the main bedroom featuring an ensuite equipped with a toilet and shower. The central bathroom features a separate bath and shower. The family lounge proudly displays a Blue stone fireplace with a built-in wood heater, complemented by a split system for added comfort. The kitchen includes a dishwasher, LPG gas stove, rangehood, and dining area. An additional dining/ games room off the kitchen provides extra space for family activities, The outdoor space is equally enticing, with an enclosed front yard offering the perfect spot for a barbecue, overlooking the peace and tranquility of the countryside. A large 3.5m x 9m shed with 4.2m clearance, ideal for a boat, bus, caravan, or other toys, comes with an attached double carport. Outdoor enthusiasts will appreciate the hot house, veggie garden, and chook pen. Garden and Landscaping The establishment of distinct garden areas serves to segregate plants from turfed sections, enhancing the property's ease of maintenance. The well thought out layout makes utilizing a zero-turn ride-on mower easy, while well-defined landscaped borders simplify edging. To optimize sunlight for new solar panels, a large *Corymbia ficifolia* (red flowering gum) near the house was removed, leaving the stump for potential practical use, such as a bar table. In the goat yard, extensive trimming of eucalypts was undertaken to augment sunlight exposure for solar panels. The property saw the planting of several hundred shrubs and predominantly Australian native plants, many indigenous to SW Victoria. This strategy not only promotes survival but also attracts native birds, insects, and wildlife. With a focus on Banksias, named after the property, over 30 species or varieties thrive, showcasing a range of them, including a successful *Banksia praemorsa* hedge along the front fence. Planting aims extended to creating a natural windbreak, employing hardy local species to shield less robust plants from winds. Ongoing efforts involve using seeds from Oakleys Road and nearby areas for border plantings. The roadside left of the driveway was transformed by clearing woody weed species and replanting with endemic ones, contributing to the overall environmental enhancement. Winter 2022 marked the initiation of fruit tree planting on the northern side, protected by the house from prevailing SW winds. The orchard, strategically located above the grey water trench, includes various dwarf or semi-dwarf fruit trees, such as nectarine, plum, peach, apricot, cherry, fig, feijoa, mulberry, olive, mandarin, lemon, and lime. The xanthorrhoeas, or grass trees, particularly the one over a century old in the rear courtyard, were saved from a nearby property clearing, adding a distinctive touch to the landscape. Despite a lack of dry weather in the past 3.5 years, provisions are in place for bore water access through five taps around the property. The bore pump has been recently replaced, ensuring continued irrigation for the diverse plantings. Recent Upgrades to 90 Oakleys Road • Installed 9.6Kw solar system and 7.5kW inverter at end of 2020 (comes with 5 year complete system warranty) • Plus 2 extra power points in main bedroom, 2 power points and lighting in tall shed and added an external power point at rear of house beside pump. • New fences around entire boundary including post and rail along roadside boundary. • New quality internal fences around goat/chook yard and dog yard • New tanks 2 x 22700 L tanks - \$4890 + \$6042 + \$2871 = \$13083 • Repaired/upgraded greywater system (done by plumbers during water tank upgrade) and septic overflow • New eco-friendly hot water system • Back patio roof installed (fully permitted) - \$21,000 • New 9kW Mitsubishi split system installed in main living area - \$4910 • Landscaped rear courtyard with retaining walls, river pebbles, firepit area with landscaping rocks, and xanthorrhoea garden • Repainted entire interior of home including ceilings • Roof of house professionally repainted • New vanity and fittings in ensuite • New hypoallergenic carpet throughout home • Concreted carport • Landscaped entire property, creating many garden beds with edging to make mowing easier, layed new turf in sections, cleared old and damaged trees for safety and created ephemeral pond. • Planted several hundred plants and trees including 14 fruit trees. • Resurfaced entire driveway - What is Banksia missing? There are no neighbors except the odd friendly cow. Across the road there is a flock of curious emus that often come up to the fence. The only sounds you hear are the songs of the many birds that call Banksia home or often pass by including superb fairy wrens, the endangered rufous bristlebird, willy wagtails, grey fantails, yellow-tailed black cockatoos, a variety of honeyeaters, yellow-rumped thornbills, and the melodious grey shrike thrush. It is not often a comfortable well maintained country home in a uniquely quiet tranquil setting becomes available. Don't miss out on your opportunity to own Banksia! Call Colette on 0488052155