

97 Harriott Road, Charlemont, Vic 3217

AREA SPECIALIST

Sold House

Wednesday, 6 March 2024

97 Harriott Road, Charlemont, Vic 3217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



Brent Hartigan
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Michael Nemeth

\$1,340,000

Its Addressed: For the first time in 35 years, we proudly present this extraordinary lifestyle opportunity positioned on 5.5 acres (2.23 ha) in the heart of Charlemont, Victoria. A true rarity in one of the last remaining acreage properties in the subdivision, this residence stands as a testament to a cherished era and a unique opportunity for the discerning buyer. This charming property features four bedrooms, a sunroom, separate dining leading to light filled air conditioned living area, and a master bedroom with an ensuite, providing an ideal blend of comfort and character. The outdoor entertaining space is expansive, providing the perfect backdrop for family gatherings and creating cherished memories. Equestrian enthusiasts will find their haven here, as the property boasts a purpose-built shed equipped with thoroughbred stables, a wash bay, tie-up area, and electric fencing that divides the land into separate paddocks. The presence of a round yard and water troughs adds to the allure for those passionate about their horses. Water security is ensured with access to town water and two large water tanks, catering to both household needs and potential agricultural pursuits. The property's strategic location offers a serene rural lifestyle while being only a 10km drive to Geelong and a mere 15km south to Torquay, renowned for its iconic beaches. Ideal for families with children dreaming of keeping horses or those seeking a transformative lifestyle change, this property captures the essence of rural charm with modern amenities. Nearby schools include Armstrong Creek Primary School (1.4km) and Oberon High School (1.3km), along with Geelong Lutheran College and Iona College within 3km. The convenience of The Village Warralilly Shopping Centre, just 2.4km away, greatly adds to the property's appeal. This is a unique chance to secure a piece of Charlemont's rural paradise. Seize the opportunity to embrace a lifestyle of tranquillity and possibility.