

98 Forest Road, Orbost, Vic 3888

House For Sale

Tuesday, 21 November 2023



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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 910 m2

Type: House



Denise Lynn

\$395,000

I challenge the reader to suggest what this fabulous property does not have. On over 900m² with a beautiful rural outlook, this very liveable renovated home has everything a first home buyer, retiree or tree/ sea changer could want. From the lounge room and from the West facing deck you can watch the landscape change daily and the stunning sunsets. However wander into the enclosed backyard and you will find a private tranquil oasis with established fruit trees, vegetable garden, garage and workshop and a large South East facing timber deck to enjoy after a hot summer day. The weatherboard home has two living areas and sun awnings surround the house. The front lounge is delightfully light and bright and the West facing window (safety glass) has an automatic electric awning for use in summer. The breakfast dining area has the sun streaming in from the East in the morning. The second living area has blackout blinds for warmth in winter and this area also doubles as a very functional office at one end of the room. The galley kitchen has near new Fisher & Paykel dishwasher, near new Westinghouse stove and a servery to the front deck for outdoor dining. The new ensuite services the master bedroom and has under floor heating. The main bathroom with spa bath is new and services the other two bedrooms. In addition there is a third toilet and handbasin off the laundry. Numerous heating and cooling options are available including the wood heater, a new R/C air conditioner, evaporative cooling, 6kw electric storage heater and ducts for heating and cooling. 10kw solar panels (35 cells on the roof) and an 8kw inverter enable free electricity during the daytime. The garage and workshop has 3 phase power, lights and concrete floor with built in work benches, spray booth, shelving and storage. There is also 3 phase power to the house. The property also has a new roof that is fully insulated, near new Solarhart HWS, carport, timber garden shed, wood shed, 3000 litre water tank and a large fully enclosed hen house! More photos and floorplan coming