

40 Todds Road, Boolarra, Vic 3870

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Acreage For Sale

Wednesday, 26 June 2024

40 Todds Road, Boolarra, Vic 3870

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 2 m2

Type: Acreage



Bec Cook

\$775,000

Set back on five tranquil acres, this charming, solid brick family abode is privately nestled amongst vibrant gardens, whilst conveniently located to the picturesque communities of Boolarra and Mirboo North. As you meander up the driveway, idyllic views open over neighbouring farmland, with lovingly maintained gardens and a protected verandah welcome you on arrival. Thoughtfully designed and orientated to capitalise on the peaceful surrounds, large timber windows are featured throughout, ensuring every room displays a calming rural outlook whilst flooding the home with natural light. At the front of the home, the spacious lounge room and adjoining dining room are warmed by a cosy wood fire, with a ceiling fan and split system as a backup, ensuring your comfort year-round. The heart of the home; the modern kitchen delivers sprawling benchtops, wonderful storage, electric cooking and a dishwasher and is centrally positioned ensuring a feeling of connection when entertaining or preparing a family meal. Added in the 90's, the commodious North facing family room/sunroom is large enough to gather the entire family. Whether you're relaxing with a cuppa whilst admiring the garden aspect or snuggling up with a good book on a chilly winter's day, this is the perfect space to soak up the winter sun. Conveniently a glass sliding door opens out onto a paved courtyard where outdoor dining can be enjoyed. The home presents three spacious and light filled bedrooms. The serene Master boasts a calming outlook, BIR's, ceiling fan and a modern ensuite. Whilst bedrooms two and three feature BIR's and are serviced by the newly renovated main bathroom, which features a shower over bath, IXL tastic, toilet and vanity. The adjacent walk-through laundry, tastefully updated to cater to the needs of a large family. Storage is plentiful with a generous powered shed and additional parking space alongside the home. Lovingly maintained gardens flaunting a Weeping Cherry Chinese Elms, Camelias and Azaleas encompass the home, providing a serene setting which is bursting with birdlife. Embrace the luxury of space, with gently sloping land surrounding the home suitable to a variety of endeavours. Previously set up for horses, the land is currently a natural wonderland with clear land complimented by pockets of natural bush. An aviary, chicken coop, garden shed, horse shelters and two seasonal dams, complete this delightful lifestyle property. Offering a beautiful vantage, this home is a haven of privacy and serenity. Ideally positioned to endless walking/riding tracks and with modern amenities nearby, you will enjoy the convenience of mail delivery, bin collection and school bus collection with your own bus shelter at the end of the driveway. Enquire today!