

100 Merrifield Road, Clunes, Vic 3370



Sold House

Wednesday, 19 June 2024

100 Merrifield Road, Clunes, Vic 3370

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 7 m2

Type: House



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\$755,000

Set on twenty acres (approx.) this property, boasting a four-bedroom home, four secure paddocks, excellent infrastructure and dual street access, provides an idyllic setting to raise a family and pursue hobby farm dreams. Having been restumped and reroofed, significant investment has been made in the home. There is also exciting scope to further elevate and personalise. Noteworthy too are the property's two large sheds; both with concrete flooring. One is four-bay fitted with 3 kilowatt Solivia solar panels feeding back into the grid. Town water, tank water and bore water are highly desirable assets for a country property. A return driveway introduces the country style home with a wraparound veranda. Note the gum and pine tree shelter belt that runs the boundaries, guaranteeing your privacy. From the double carport, step into the central kitchen, dining and living space. Painted pine lined ceilings and timber panelling are endearing country features. A Jindara wood heater with heat transfer offers ambient comfort in the cooler months. The colourful kitchen has personality and functionality with excellent bench and cupboard space, an electric oven and gas cooktop. The generous adjoining storage room could be repurposed as a walk-in pantry. A second lounge room is a bonus for families and introduces the kid's wing. Down the hallway find three bedrooms, one with a small WIR and also the family bathroom. Slate floors, timber panelling and a deep soaker bath continue that warm country theme. The master-bedroom is perfectly located on the other side of the central living zone with BIRs and dual access to the second WC. Perhaps the adjoining laundry could become your ensuite? Outside, the secure house yard provides a safe haven for children and pets. Harvest from the orchard and when you're ready for a small project, reinstate the veggie patches. Garden taps are fed from the bore. There is laneway access between the first two paddocks to the large rear paddock, all with water troughs, again fed from the bore. Four old stables could be reinstated for equine enthusiasts. Perfectly located between two thriving country towns; Clunes and Creswick, step outside of suburbia and breathe a sigh of relief. Move straight in and relish in the process of making this beautiful property your very own.