

138 Berringa Road, Park Orchards, VIC, 3114



House For Sale

Tuesday, 1 October 2024

138 Berringa Road, Park Orchards, VIC, 3114

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House

Acreage Retreat Offering Solace And Serenity

Sale Closing Tuesday 29 October 5.00

This bespoke home on a sprawling allotment of 8523m² (approx.) provides a sense of space in tranquil surroundings that nurture the soul.

Exhibiting an aesthetic that is reflective of both Japanese and mid-century modern design, the architecturally planned abode boasts a variety of zones that offer unique characteristics whilst ensuring a seamless melding of indoor and outdoor living spaces, where stone, timber, and glass feature heavily throughout. The thoughtful layout and expansive windows invite natural light and verdant views, creating an atmosphere of serenity and connection to the surrounding landscape.

The first of the home's wings offers a dedicated study, a powder room, and a substantial yet cosy, formal living room with clerestory windows, a large Jetmaster fireplace, and a sizeable wet bar. It is in close proximity to a formal dining room with an open fireplace, and a sunken master bedroom with built-in robes and a sleek private ensuite. At the far end of the home is another wing with its own entrance. It comprises a generous living-dining room, a robed bedroom, a full bathroom, and a kitchen, and is the perfect solution for those seeking a multigenerational living option or perhaps a place to run a home-based business. The accommodation, which stretches well beyond these two unique zones, encompasses a library/den, three further bedrooms and a light-filled central bathroom, plus a large, casual, open plan space with a family room that is complete with a Coonara wood fired heater, and sizeable meals area; this is, without doubt, the hub of the home, and an ideal place for the family to share the happenings of their days. It is overlooked by a well-equipped kitchen with granite benchtops, a Miele cooktop and twin ovens, a Bosch dishwasher and a glass splashback. When seeking quiet retreat, there are two further options, each guaranteed to delight. The first is an open mezzanine space overlooking the home's central nucleus, currently in use as a study. The other is a breathtaking glass conservatory, a place that's perfect for quiet contemplation, reading, yoga, painting, or a range of creative ventures, all whilst taking inspiration from the beauty of your surroundings.

As you would expect, outdoor living has also been well-catered for. There is a private patio, a large stone terrace with a wood-fired pizza oven, plus a substantial resort-style inground pool with an adjoining spa, both framed by abstract paving. Adjacently located, they make the ideal setting to enjoy time with family and friends, while admiring the meticulously curated garden setting that offers lush expanses of grass, established hedging, water features, repeated plantings, and an edible landscape comprising veggie patches, a citrus orchard, and a host of stone fruit trees.

Those with vision will realise there is also scope to subdivide the land, build a second dwelling at the rear of the allotment, or sculpt the versatile property into a lucrative business (STCA). Options include a Bed and Breakfast, a reception venue, a wellness centre and retreat, or perhaps the self-contained part of the home could be listed as an Airbnb to generate additional income. The options are endless and limited only by your imagination.

Additions to further enhance the offering include hydronic heating, split system heating and air-conditioning, a storage-rich laundry, a utility room, a generous dog run, a chicken coup, a four-car carport with a rear workshop, plus an abundance of additional off-street parking.

A property of this nature offers the best of both worlds: the relaxed lifestyle that comes with acreage living, while being situated near a wide variety of desirable amenities. These include Eastlink, local buses with rail links, a range of shopping precincts such as the Park Orchards Shopping Village and Eastland, the greenness of the 100 Acres Flora and Fauna Reserve, and reputable schools like Park Orchards and St Annes Primary's, Donvale Christian College, and Whitefriars College.

Plan your inspection without delay to truly appreciate both the serenity and the endless possibilities this stunning property offers.

We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.