

**1566 Cape Clear-Rokewood Rd, Cape Clear, VIC,
3351**

House For Sale

Monday, 28 October 2024

1566 Cape Clear-Rokewood Rd, Cape Clear, VIC, 3351

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House

Complete With Beauty Inside And Out

Escape the hustle of city life and embrace a tranquil tree-change with this expansive property, offering the perfect combination of space, privacy, and comfort. Nestled on an approx. 5,456m² parcel of land, this charming home provides ample room for a growing family and a lifestyle that only rural living can offer. With scenic views over the expansive gardens, spacious interiors, and convenient access to nearby amenities, this property delivers the best of both worlds - peaceful country living just a short drive from Ballarat.

Stepping into the home, you'll find a thoughtful layout designed for family living and relaxation. The front living room, equipped with split system and a fireplace, serves as a cosy retreat, while French doors open into the heart of the home - a well-appointed kitchen and meals area that makes for easy entertaining. High ceilings, quality appliances, and another split system ensure comfort throughout the year, while a bright and welcoming sunroom that is fully tiled provides the perfect spot to unwind with friends and family.

The home offers three generously-sized bedrooms, including a main bedroom complete with a walk-in robe and an ensuite. The family bathroom boasts a bathtub, shower and a separate toilet for convenience, along with a functional laundry with storage.

This home is a true haven for those who cherish outdoor living. From the front porch, you can enjoy peaceful views of the surrounding countryside, while the securely fenced property offers ample space for pets and poultry. Additional features include a 26-panel solar system, large rainwater tanks, and outbuildings such as a two-car carport, shed with an attached workshop as well as a large garden with attached chicken coop and feature stack stoned exterior.

The gardens are impeccably maintained, featuring a stunning variety of Australian native plants that add both colour and character. The manicured lawns and winding walking paths create a serene and immersive experience, inviting you to explore and enjoy the natural beauty of the space. A standout feature is the spacious greenhouse, designed with adjustable walls that can be raised or lowered for optimal growing conditions. Secure vegetable patches, complete with rabbit-proof fencing, offer the perfect spot for cultivating homegrown produce. Completing the peaceful setting is a pristine water fountain, providing a calming backdrop that enhances the overall sense of privacy and tranquility.

This property offers a unique opportunity to immerse yourself in the serenity of country living without sacrificing modern conveniences. With plenty of space both inside and out, it is ideal for families looking to embrace a rural lifestyle while staying connected to essential amenities. Whether you're seeking peace, privacy, or room to grow, 1566 Cape Clear Rokewood Road is ready to welcome you home.

Location highlights:

- 1-minute drive to Cape Clear Primary School
- Local playground and park in short walking distance
- Less than 1 minute to Cape Clear Post Office
- 25-minute drive to Ballarat's Delacombe Town Centre (DTC)

Ballarat's Best-Selling-Team.