

**200 Gellibrand-Carlisle Road, Gellibrand, VIC, 3239**



**Sold House**

Wednesday, 18 September 2024

200 Gellibrand-Carlisle Road, Gellibrand, VIC, 3239

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Jake Theodore  
0352321800



Leanne Witcombe

## Gellibrand serene living...

Nestled within the serene beauty of Gellibrand, this lifestyle property offers an idyllic country vibe for those seeking a peaceful retreat in the heart of the bush. Sprawled across 6 acres of land, the property combines the charm of rural living with modern comforts, creating a perfect blend of tranquility and convenience.

The house, boasting three bedrooms and two bathrooms, provides ample space for a family to grow and enjoy the natural surroundings. The kitchen, equipped with an electric under bench oven, cooktop, Westinghouse dishwasher and ample white gloss cabinetry, is designed for practicality. Pantry cupboards with a built-in sensor light adds a touch of convenience, while the large laminate benchtops ensure easy meal preparation. With large floor tiles throughout this area, cleaning and maintenance will be a breeze.

The dining area seamlessly connects to the south side verandah, providing a delightful space for entertaining, protected by Ziptrack outdoor blinds that will help adapt this entertainment area to the ever-changing Victorian weather. Extend your entertainment in the newly landscaped outside area, perfect for guests, surrounded by plenty of friendly wildlife, including native birds, with kangaroos and koalas passing through.

In the cosy lounge room, a free-standing fire spreads its warmth, ducted to the master bedrooms and complemented by a split system ensuring year-round comfort. With additional bi-fold sliding door access to the outdoors, this also gives you a picturesque look at nature, ensuring relaxation at its best.

The master bedroom is a retreat in itself, featuring a walk-in robe and an ensuite with a toilet, shower, and vanity. The two remaining bedrooms are thoughtfully designed with built-in robes in each, offering ample storage space for all your belongings. The property also boasts a main bathroom with a shower, bath and vanity, along with a separate toilet for added convenience.

Outside, a 10 x 7 x 2.4 m high colourbond shed with concrete flooring and power supply stands ready to accommodate various needs, while two paddocks, a dam, and a calf shed enhance the property's agricultural potential. A thriving vegetable garden provides the opportunity to indulge in homegrown produce.

For sustainability, an Instantaneous gas hot water service caters to your daily needs, while a substantial supply of water equaling 75,000-liter overall in two large tanks and two small ones, will ensure an adequate supply of water, embracing eco-friendly living. Surrounded by nature, the property offers breathtaking views of the bushland, providing a constant reminder of the natural beauty that envelops this charming country abode.

Located only a short drive to the Gellibrand shop and pub, and only a 30-minute drive away to a variety of famous Otway attractions such as Waterfalls, Red Woods, and Otway Fly. For all your amenities you will only be just over 20 minutes from Colac, less than 30 minutes to the Great Ocean Road, an hour and 20 minutes from Geelong and just over two hours from Melbourne.

Make your shift permanent or an amazing weekend/holiday retreat surrounded by nature.

Please note, access to this property is via McDonald's access.

\*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.