

**2087-2089 Portarlington Road, Drysdale, VIC, 3222**



**House For Sale**

Friday, 16 August 2024

2087-2089 Portarlington Road, Drysdale, VIC, 3222

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**

## Coastal Country Sanctuary on Secluded Acreage

Set on lush grounds occupying 3.74 Acres (approx.) this magnificent property offers the peaceful environment of the country, combined with the tranquil atmosphere of the coast, surrounded by picturesque scenery for the ultimate lifestyle. Featuring a quality-built family home, showcasing an array of entertaining spaces and outstanding facilities including an equestrian arena, extensive garaging, workshop, and miniature tennis court, this is a home the whole family will love. Situated less than 5 minutes from all the shopping, schools and amenities of Drysdale and Clifton Springs, moments from a selection of local beaches, wineries and attractions on the Bellarine Peninsula, and only 20 minutes (approx.) from Geelong CBD, this unique acreage enters the market for the first time, representing a once in a lifetime opportunity.

Arrival at the property leads you down a long tree-lined driveway, creating an instant sense of peace and tranquillity. The residence is set on elevated land, optimising the spectacular views at every opportunity. On entry, a north facing open plan living area enjoys an abundance of natural light, with an outlook to the bay and beyond to the You Yangs. The quality kitchen is well-equipped for family living with timber cabinetry, stainless steel appliances including triple wall oven/grill, 900mm gas cooktop, dishwasher, endless storage and ample bench space. Centrally positioned to overlook both living areas, the dining space and outdoor deck, this is a wonderful design for everyday family living and easy entertaining.

The spacious main bedroom includes built-in robes, ensuite with double vanity and French doors opening out to the north facing deck. Four additional bedrooms include built-in robes, serviced by a family bathroom, plus separate powder room. A large laundry and generous storage provisions further contribute to the fantastic functionality of the home.

Outside, the expansive deck offers a stunning space to take in the views or wine and dine outdoors, overlooking the tennis court, fire pit area and lush rolling hills. Equine enthusiasts will delight in the current design, with facilities including:

- ☐ Equestrian Arena
- ☐ Round Yard
- ☐ Holding Yards,
- ☐ Fully fenced paddocks
- ☐ Water tanks
- ☐ 84m<sup>2</sup> (approx.) Garage
- ☐ 70m<sup>2</sup> (approx.) Workshop
- ☐ Additional Shedding

A unique offering to the market, this superbly located property will no doubt impress. Here is your window of opportunity to make it yours, don't let it pass you by!