

37 Roadknight Street, Birregurra, Vic 3242

House For Sale

Wednesday, 10 July 2024



37 Roadknight Street, Birregurra, Vic 3242

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 2044 m2

Type: House



Andrea Ivermee

\$585,000 - \$599,000

Dating back to the early 1900s the original two-bedroom cottage has been expanded to create spaces of natural light and an invitation to embrace a way of living where slowing down is supported. With its vegetable garden and 40 or more trees, this Birregurra property of half an acre or 2000 sqms offers a tree change in the true sense of that phrase. You can easily embrace living off the grid on this property: there is solar power, wood heating, bottled gas and two water tanks. Mains sewerage and mains water are connected however! There are north-facing places, spaces for resting and engagement. A combined lounge/dining room opens onto an expansive deck which is screened by the garden. A sitting room with repurposed French doors and an open fire place gives onto the front lawn while the kitchen/living area with its walk-in pantry leads to a private, sheltered and secure courtyard. The kitchen has a gas cooktop. The two bedrooms are carpeted, the spacious main bedroom possessing an ensuite designed for ageing, the second featuring built in robes. The main bathroom has been renovated to incorporate a clever European style laundry. Towards the back of the block a bungalow is crying out to be adapted - as a studio or additional accommodation - its potential only limited by imagination. And of course there is the lifestyle that Birregurra - a village of vibrancy - affords with its daily trains from Melbourne to Warrnambool, Health Centre and thriving school and kinder. And you are spoilt for choice as far as places to go to enjoy a coffee or a meal out. This property's proximity to the seaside haven of Lorne is yet another highlight, as is the 15 minute drive to Colac and the easy drive on a double lane highway to Waurin Ponds and Geelong. This cottage is set to capture your heart.