

**42 School Rd, Bellbrae, VIC, 3228**

**HAYDEN**

**House For Sale**

Sunday, 18 August 2024

42 School Rd, Bellbrae, VIC, 3228

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Ben Smith

## Surf Coast Lifestyle On Offer

The perfect combination of space, style and opportunity; this well thought-out and light filled home is situated in the tightly held community of Bellbrae, with the potential to open a cafe or licensed restaurant (STCA) this property is ideal for those looking to find the perfect work/life balance.

Enjoy acreage living with this low maintenance semi-rural opportunity, located next to Bellbrae Primary School, local park and oval and conveniently only metres from the ring road to Torquay, Geelong, Melbourne or the Great Ocean Road.

This three bedroom, open plan living home with views across the rolling hills includes:

North facing living and dining with high ceilings, polished concrete, split system and wood fireplace

Custom feature joinery, black tapware and hardware and feature pendant lighting throughout

Contemporary cook's kitchen with ample storage, dishwasher, s/s Smeg oven/gas cook top

Third bedroom or generous home office with custom in built joinery and USB ports

Ample storage throughout with large linen press, additional study nook in kitchen and generous garage

European style bathroom/laundry with feature compressed sheeting, sunken bath and black tap ware

Fully landscaped with native garden, sand pit and entertaining area, with an orchard to enjoy for the years to come; nectarines, mandarins, walnuts, lemons and limes

\* The property will be sold as a walk in walk out opportunity

Fabulous lifestyle now with the possibility of updating/extending or opening a business in the future (STCA). Location and style make this rare offering an unbeatable opportunity to enjoy convenient country living only minutes from the beach.