

427 Simpsons Creek Road, Bete Bolong, Vic 3888

House For Sale

Tuesday, 2 July 2024

COAST TO
COUNTRY
REAL ESTATE

427 Simpsons Creek Road, Bete Bolong, Vic 3888

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 5 m2

Type: House



Toni Spires

0351069711

\$750,000

Step inside this gorgeous mud brick cottage and experience the warm welcoming feel of being home. Sitting on a large fourteen acres of level land, this cleverly designed home is set back from the road to provide privacy, peace and quiet. On the lower level of the home you'll be greeted by the stunning, open plan living, dining and kitchen area with earthly mud brick walls, exposed beams and near new wooden floorboards throughout. The space is kept warm and cozy with a slow combustion wood heater for those cooler nights and a split system reverse cycle air conditioner to cool the house in the warmer months, maintaining the perfect temperature all year round. The spacious dining area is currently home to a billiard table, a great space for entertaining. A delightful rustic kitchen has a distinctly country cottage feel and is complete with dishwasher, gas stove, new benchtops and a relocatable breakfast bar. The standout feature of the lower level of the home is a fantastic central tree trunk support post providing that country WOW! The master bedroom is also located on the lower level of the home and has more than enough space for a king size bed. Large windows allow ample natural light and provide views across the extensive gardens. The downstairs bathroom has two entrances, one off the main bedroom and a second off the hallway. Also off the hallway is the laundry and a fantastic staircase to the upper level of the cottage. To the top of the stairs is a large second living area, the perfect space for the family to gather or the children or grandchildren to enjoy. This area is kept cool with a ceiling fan and there is a pass-through fire flue providing heating during the cooler months. Exposed beams throughout the top level, with sloping ceilings in the bedrooms add to the country cottage charm. A second bathroom conveniently adjoins the upper living area. Either side of the living area are two quite large bedrooms. Double doors from the second bedroom leads to a superb balcony overlooking the property and to the neighbouring properties, providing a perfect place to relax and unwind. The cottage is a delightful sight with eye catching blue Colorbond walls and Mud Brick on the ground level. Roller shutters have been installed on all the windows top and bottom. The home is central to the property and fully fenced on approximately three acres of the land with a variety of established fruit trees. There are several fenced paddocks surrounding the house suitable for farming animals or horses and a basic set of stock yards. The property is zoned Farming 1 providing plenty of options for use. An American barn style garage at the end of a very long driveway has an abundance of space for farm machinery and those must have toys. To the opposite side of the cottage, there is a powered bungalow that would make a great home office or teenager's retreat with a toilet, sink and attic storage. Outside the bungalow is a large double carport and open workshop complete with benches and shelves. The property is serviced by an ecofriendly worm farm septic system. There are two dams on the property providing aesthetic beauty and practical use as a water supply. Two, 22,500 litre water tanks supply the house while two additional water tanks act as a backup with a transfer pump to the two main tanks. A cubby house in the yard will keep the children entertained while the adults enjoy the very spacious, covered entertaining deck while cooking up a few pizzas in the wood fired pizza oven. It's only a short drive to the town of Orbost which is nestled on the Snowy River. Orbost has several eateries and cafes, two supermarkets, a local hospital, medical centre, P-12 public-school, day-care centres, golf club, a hotel and more. A short drive to Corringale Slips will allow you to launch the boat in the Snowy or walk or fish the surf beaches. Around forty minutes is Lakes Entrance on the Gippsland Lakes where you will find Aldi and Woolworths supermarkets. Is this your new home? Please click the link to view our virtual tour or call Toni on 0468 947 942 to book your private inspection. Inspections available 7 days a week including public holidays.