

45 Collins Road, Irrewarra, VIC, 3249



House For Sale

Wednesday, 14 August 2024

45 Collins Road, Irrewarra, VIC, 3249

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Wayne Mackrell

ELITE LIFESTYLE PROPERTY

Location and Quality truly speak for themselves at 45 Collins Road, Irrewarra.

Lifestyle properties of this calibre are often sought after, yet hard to find! Positioned perfectly between Colac and Birregurra, with easy access directly to the dual laned Princes Highway - it offers a quick passage to Geelong and Melbourne or back towards the Coast.

Lovingly cared for by the current family, it is now time for the next owner to create their own special memories and enjoy all that is on offer. This classy, five year old family home is set on approximately 5.72 hectares and includes features to please the most discerning of buyers.

Upon arriving at the property, you will appreciate the encapsulating views and established gardens - which are landscaped to perfection! As you step inside the home, you can see and feel the quality and care via the smart design and build.

The large, brick veneer home, is purpose built for easy living and entertaining. Offering four generous bedrooms, walk-in-robe and ensuite to master, built-in-robos to the remaining bedrooms and the large family bathroom. In addition, a separate living area that could double as a home office or fifth bedroom.

In the hub of the home, you will find a generous sized, well-equipped kitchen, that is a chef's delight - featuring a butler's pantry which adjoins the dining and family living area - framed by the rural views that bring the outside in!

Entertain or relax outdoors all year round, with a North-facing, undercover deck which looks over the in ground heated swimming pool.

Other outstanding features of this home and property include central gas heating throughout, reverse cycle the main living area, solar boosted hot water, double garage, 12mx9m lockable farm machinery shed, a 5.5kw bank of solar panels. The property is also well fenced, and troughs are connected to town water.

An inspection of this property is recommended to truly appreciate all that's on offer.

Expressions of Interest close on Friday the 4th of October 2024 at 4.00pm.

*All precautions have been undertaken to establish the accuracy of the above information. Interested parties should make and rely on their own enquiries in relation to all aspects of this property.