

**95 Smith Road, Lethbridge, Vic 3332**

**F I L I P P I**  
PROPERTY

**House For Sale**

Sunday, 23 June 2024

**95 Smith Road, Lethbridge, Vic 3332**

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Byron Filippi  
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**\$1,460,000 - \$1,605,000**

A piece of Lethbridge history on over 4 acres with outstanding views of the Moorabool Valley. "The Pines Homestead" The Location Lethbridge is a charming regional town only 35 mins from Geelong, 45 mins from Ballarat and 1 hr 10 mins from Melbourne. It boasts a tight-knit community, an excellent primary school of just over one hundred students, general store, and established sporting clubs and facilities. The township of Bannockburn is just a 10 min drive offering a variety of shopping and dining options. Lethbridge promises a blend of rural tranquillity and essential amenities within easy reach of major regional centres and Melbourne. This home sits just minutes from the town centre and is on bus routes for several schools in and around Geelong. The Property A captivating example of regional living steeped in Victorian heritage dating back to 1840. Spanning four acres of premium land including fenced acreage with a shelter suitable for horses and other livestock. Through a bespoke gate and up the tree-lined drive is the original bluestone "Pines Homestead" which features a well-preserved wood shingle roof overlaid with tin. Inside, the versatile building boasts a large fireplace and has been converted into a bar and lounge. Adorned with a cottage garden and framed by established deciduous trees that paint the seasons, the property exudes character and natural beauty year-round. The main house is situated at the edge of the property, perfectly positioned to take advantage of uninterrupted views over the Moorabool valley. With plenty of space for the whole family, the main house includes a large main bedroom with BIRs which faces the view and captures magnificent sunrises through a large window. Two generous additional bedrooms also have BIRs. All are serviced by a large central bathroom inclusive of a bath, shower, and separate toilet. To the front of the house is a study, also with BIRs and built in desk, which could act as a fourth bedroom. A cozy lounge boasts an enclosed wood heater and split system, perfect for all seasons. Recently updated, the kitchen boasts a 900mm gas cooktop and electric oven as well as plenty of storage in the form of both cupboards and deep drawers. It connects to the dining room which effortlessly merges with the expansive outdoor entertaining area offering breathtaking views, perfect for hosting gatherings or simply enjoying the serene surroundings. Alongside the entertaining area is a large kitchen garden and dedicated dog kennels. In addition to the main residence is a self-contained granny flat, complete with a living room, kitchenette, bathroom, and spacious bedroom – ideal for those in the family, or for generating extra income. Attached to the granny flat are two large carports, offering plenty of storage. Additional features include a dam, aviary, chicken coop, shedding, established fruit trees, half basketball court, and built-in trampoline – addressing hobbies for the whole family. Offside to the main buildings is a large gravel parking area, a prime position for shedding to be built or for car/boat/caravan storage. This property not only provides immediate comfort and functionality but has plenty of potential for a future build or extension (STCA). Whether you're seeking a historic residence with modern amenities or a peaceful retreat with ample space for hobbies and animals, this property promises a unique lifestyle opportunity in the heart of Victoria's countryside. Do not miss your chance to view this beautiful home, contact Byron at Filippi Property to arrange an inspection, or for more information.