

# 129 Porters Road, Orford, VIC, 3284



## Rural For Sale

Tuesday, 1 October 2024

129 Porters Road, Orford, VIC, 3284

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



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## Architect Designed Home & Cottage - Port Fairy Fringe

### The main home:-

Perfectly set in manicured English gardens with striking sweeping drive leading to the home is this expansive and light filled Tag Walter architect designed 4 bedroom home with study.

Enjoy delightful sun filled living options with feature glass expanses framing stunning garden vistas.

The main lounge is a spacious room with open fire compete with lush carpet and flows to a sun filled glass atrium each enjoying striking garden vistas. A welcoming sitting room is another relaxing living space complete with slow combustion wood heater which is ducted throughout the home. A rear sun porch with polished hardwood floor leads to the home office which also enjoys relaxing garden vistas.

The home is complete with a very functional and stylish kitchen comprising excellent storage, stone bench tops, glass splash back and open plan dining area. Polished hardwood floor boards achieve a contemporary crisp finish to this living space which also enjoys relaxing garden outlooks.

Four bedrooms are very well appointed, all with built in robes, garden views and lush carpet. The master bedroom has a striking bay window and all bedrooms are convenient to the homes family bathroom. A well styled laundry is complete with second shower, separate toilet and vanity.

A double brick garage is set beside the home.

### The Cottage:-

Along the sweeping drive way is a quaint fully renovated three bedroom cottage with fresh bright finish, ideal for extended family or boutique accommodation. The entrance foyer opens to a welcoming lounge complete with open fire and split system for year round comfort. Open plan kitchen dining has a fresh white finish and the bedrooms are well sized and easily accessible to the family bathroom. The toilet is conveniently located beside the laundry.

### The property:-

97 fertile Acres with sound fertilizer history, subdivided into 8 main paddocks with Woolshed, lambing shed, machinery and sundry shedding. Troughs connected to all main paddocks. The farm bore provides stock and garden water.

Lifestyle perfection is achieved with this immaculately presented home boasting a delightful setting only 26km from coastal township of Port Fairy, 46 km to Warrnambool, 61 km to Hamilton and 65km to Portland. Enjoy retirement perfection, boutique agricultural pursuits in this idyllic family home and setting!

Inspection will inspire and delight !

For Sale By Expression Of Interest Closing Friday 8th November at 12pm

Property briefing document available upon request

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