

**13 Old Mill Road, Barwon Downs, VIC, 3243**

**Rural For Sale**

Wednesday, 18 September 2024



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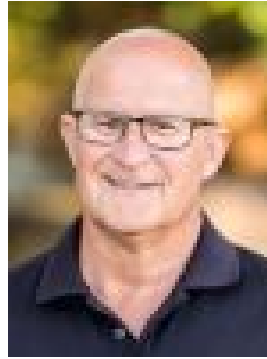
**Bedrooms: 2**

**Parkings: 4**

**Type: Rural**



Andrea Ivermee



Stuart Nelson  
0418145811

## **A Country Style Makeover**

Undergoing a charming renovation in the past three years, 13 Old Mill Road offers the ambience of wood heating, and the practicality of an air conditioning unit. The kitchen in beautiful green and gold has been thoughtfully installed to make perfect use of the space. The bathroom and laundry have also received a makeover whilst the bedrooms now boast robes and new carpet.

The property features a 15.5m x 6.5m shed with concrete floor to store vehicles and catches an abundance of water into two large tanks that have been recently relined.

The addition of the Telstra tower in 2019 means that you will have excellent coverage to work from home.

As you enter the quiet unsealed road, you can't help but admire the smell of the fresh eucalyptus and country air. Located just 8km out of Forrest, this two bedroom plus office home is set on a manageable 1,203sqm with the beautiful Barwon Downs Bushland Reserve right across the road.

Spend your weekdays and/or weekends enjoying the Forrest and Otways region. Home to world renowned mountain bike trails, Lake Elizabeth, eateries including Forrest Brewing Co. Not to mention the breathtaking Great Ocean Road townships of Lorne and Apollo Bay are within an hour's drive. Melbourne is just over a two hour drive and Colac is only 25 minutes away, what more could you ask for!