

**1620 Birregurra-Forrest Road, Barwon Downs, VIC,
3243**



Rural For Sale

Wednesday, 18 September 2024

1620 Birregurra-Forrest Road, Barwon Downs, VIC, 3243

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Type: Rural



Jake Theodore
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Leanne Witcombe

Your own slice of paradise...

Welcome to this beautiful 3.1-acre property, a true paradise for nature lovers and anyone looking to get into the Forrest market! As you walk through this property, you will be enchanted by the well-established gardens, featuring an impressive orchard with five varieties of apples, a pear tree, and plum and nectarine tree. The gardens are landscaped, with an enclosed vegetable garden in the orchard, creating a serene environment that's perfect for relaxation and entertainment.

The cream brick home on this property has been extended and renovated in 2005 to provide ample living space for a family, with two lounge rooms, one with a wood heater, perfect for cozy winter evenings.

The extension includes a second lounge room and a large master bedroom with north-facing views and sliding doors to an outside paved area. The two bedrooms in the original area are all carpeted with the master and one other having built in robes. The versatile library/office/music room could also easily be converted into a fourth bedroom.

The central kitchen is open to both lounge rooms and the dining room, making it perfect for entertaining guests. With ample bench space, lovely white cabinetry, a breakfast nook, a KleenMaid 1 ½ electric oven and gas cooktop with wok burner, as well as a dishwasher, prep and clean-up will be a breeze. The polished pine boards and neutral colourings throughout the home add a touch of elegance and country charm to the home.

All rooms offer stunning views of the landscaped gardens and established trees around the house, creating a peaceful and serene atmosphere. The property also features a 5Kw solar system with 16 panels, providing an eco-friendly way of living. Water is not a concern on this property, as there is a dam, bore, and tanks available. A petrol pump is situated on the dam and provides water for 3 large fire protection sprinklers on the roof.

With two large sheds a prominent feature, one with power, concrete floor and workbenches making it an ideal workshop with plenty of room for storage of tools and equipment. The second shed has tons of room for storage of farm materials, timber, mowers, firewood, your caravan or combined, the ideal location for up to eight car spaces, catering to the needs of car enthusiasts and families with multiple vehicles. Whether you have a collection of classic cars or simply require ample parking space for your everyday vehicles, this property has you covered.

With the perfect blend of tranquility and convenience, this is a beautiful home with stunning gardens. The potential for hobby farming and combined with the solar system, water sources, and sheds, makes this property a wise investment for anyone looking for a rural lifestyle without sacrificing convenience.

Situated only 35 minutes from Apollo Bay, 7 minutes from Forrest, 10 minutes from Birregurra and 25 minutes from Colac, you will have plenty of options for all of your amenities and shopping. With it being zoned township, the investor and developer will also be impressed, so don't miss out on this opportunity to own your own slice of paradise!