

1918 Lavers Hill-Cobden Road, Simpson, VIC, 3266



Rural For Sale

Wednesday, 18 September 2024

1918 Lavers Hill-Cobden Road, Simpson, VIC, 3266

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Type: Rural



Andrea Ivermee

What a Charmer!

Just five minutes from the township, you'll find this beautifully kept home set on 6.4 acres (2.61 hectares approx.). Offering a unique style to the area and consisting of three bedrooms, two bathrooms and indoor and outdoor entertaining areas, there is so much to love about 1918 Lavers Hill Cobden Road.

Set back from the road, there are two driveways to enter the property with a roundabout for safe and easy entry and exit. The garden features an orchard with a variety of 10 fruit trees, a seasonal vegetable garden and willows, roses, magnolias, hedges and cypress trees. All of the right plantings for the area to provide a wind break. It truly is the perfect property for you to enjoy every day or to escape to on the weekends with an abundance of sheds for storage and room for the caravan as well as the location being central to the Great Ocean Road, Otway Ranges and bustling tourism towns such as Timboon. Famous for its rail trail, delicious ice cream and award winning distillery.

The open plan kitchen, living and dining space provides the perfect place for entertaining. The kitchen is fully equipped with timber cabinetry, electric appliances, dishwasher and an impressive laundry that doubles as a Butler's Pantry. With comfort in mind, the whole house is serviced by the underfloor heating and a reverse cycle unit in the lounge. The two bedrooms are complete with built in robes with the added bonus of the master boasting a walk in robe and ensuite.

Once outside, the three fenced paddocks are all secured by electric fencing and the dam collects run off from the house to complement the 2 x 22,000l fresh water tanks. For those looking for a man cave or somewhere to tinker, this property has it all there are two double garages as well as a caravan shed. We think you'll be delighted with this charming home on lifestyle acreage!

Simpson is a town with its own pub for a delicious meal, primary school, bowling green, cricket, football and netball club, takeaway shops and the convenience of postal service. Within a 30 minute drive to Colac, 15 minutes to Cobden and 25 minutes to the Great Ocean Road.