

869 Bucks Road, Simpson, Vic 3266



Lifestyle For Sale

Friday, 24 May 2024

869 Bucks Road, Simpson, Vic 3266

Bedrooms: 4

Bathrooms: 1

Parkings: 11

Area: 7689 m2

Type: Lifestyle



Josh Lamanna
0417586032



Daryl Osborne
0419388341

\$625,000

CLOSE TO THE WORLD-FAMOUS GREAT OCEAN ROAD, PORT CAMPBELL – TWELVE APOSTLES – PRINCETOWN – PETERBOROUGH LIFESTYLE – AIR BnB – FARM STAY - INVESTMENT Nestled on 1.9 acres, only 26 minutes from Port Campbell, 1 Hour from Warrnambool, 19 minutes from Timboon less than half an hour to Princetown, this charming hardy plank home offers the perfect blend of rural tranquillity and modern convenience. Boasting a substantial 10,500-litre rainwater supply and ample parking for up to 10 cars, including a carport, this property is ideal for families and hobbyists alike. The standout feature is a large, new Colorbond lock-up shed (16 m x 10 m), complete with a concrete floor, power connection, three standard roller doors, and one designed to accommodate a caravan or motorhome. Fully fenced for privacy and security, the property also includes stock handling facilities. Inside, the home features four bedrooms, all equipped with ceiling fans, and two with built-in robes and all have new carpets. The open-plan kitchen, dining, and lounge area is perfect for family gatherings, the kitchen features gas cooking and an electric wall oven with a solid wood heater and reverse cycle air conditioner in the lounge room for cosy winter nights. A separate lounge room opens to a small east-facing balcony, offering stunning sunrises and expansive farmland views perfect place to have your morning coffee. Additional amenities include satellite NBN for reliable internet connectivity. This property combines the best of rural living with modern comforts, making it a perfect retreat for those looking to escape the hustle and bustle of city life.