



SOLD

THE PERFECT LIFESTYLE AWAITS! SUPERBLY LOCATED CRAFTSMAN MUDBRICK HOME ON APPROX 3 ACRES.

Quiet, Peaceful, Tranquil and Relaxing are just a number of ways of describing this wonderful property. Surrounded by picturesque farmland and conveniently located approximately five minutes to the Drouin Township, 10 minutes to Warragul and under an hour to Melbourne CBD. The mud brick home oozes charm and character and has many artisan touches. Some of the materials have been sourced from a historical hotel in the local region, which includes stain glass windows and Jarrah doors. A well designed floor plan with two expansive north facing living areas taking in the stunning established garden and rural setting beyond. Country kitchen with top of the line Belling dual fuel cooker, bosch dishwasher, bench space, classic white cabinetry and a sizeable Walk in Pantry. There are four bedrooms plus a study/ home office which could become a fifth bedroom if required. Large Master bedroom with built in robes, ensuite with shower, toilet and double vanity. Family bathroom off the hall includes bath, vanity and separate toilet. Ducted reverse cycle heating and cooling plus a Lopi wood heater in the family room. Other notable features are: beautiful inbuilt shelving in the hallway, internal and external security system, HRV ventilation system improving air quality (ideal for asthmatics), lovely slate flooring in the living areas with cork throughout the remainder of the home. Under roof line store room with power as well. Energy bills are covered with approx 5 KW of solar roof panels. Large colorbond 5 bay shed with concrete floor and two roller doors. Ample water storage with approx. 90,000 litres which is triple filtered for home use, and a further 10,000 litre tank with pump for garden use only, plus two dams: one has a pump as well. A sustainable property with fenced vegetable garden and assorted fruit trees. Situated in a tightly held area where properties seldom come up for sale. This property will impress and should sell quickly. For a private inspection contact Peter Powell on mob 0458 555 099 or peterpowell@atrealty.com.au

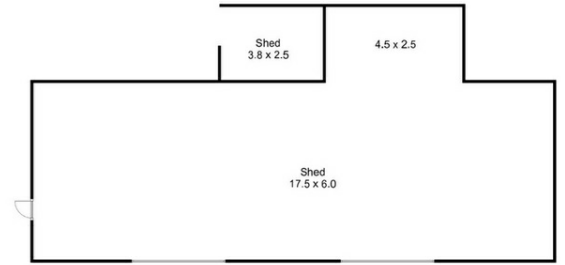
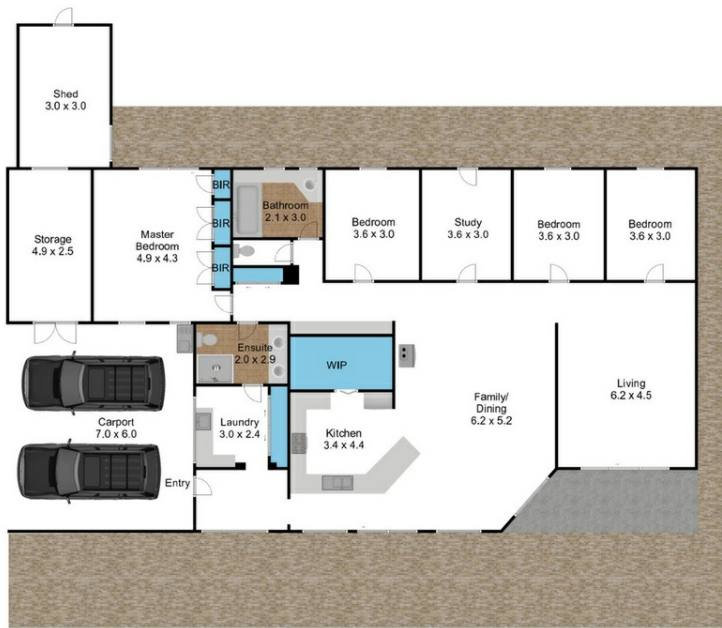
4 BED | 2 BATH | 6 CAR

PRICE:
\$1,300,000

OPEN FOR INSPECTION:
N/A



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[Peter Powell Property](#)



PETER POWELL
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.