

Sold

210 Ellis Rd, Tonimbuk



Timeless Country Charm on Idyllic Acreage

Rarely is the gift of a 9 acre approx. property this impressive offered for the taking. But here it is!

When you wander this unique property, you're sure to be attracted by the signature vintage home which is tinged with the feel of yesteryear and combined with all the necessities of the modern home, family business or farmlet lifestyle.

The weatherboard home oozes character from the quaint cottage facade, to the brick chimney and period sash windows and the pressed metal interior surfaces. High patterned ceilings create the sense of space, the solid fuel fire promises warmth. A split system controls the climate for the warmer months.

Pretty as a picture, the home offers three naturally lit bedrooms, all with large mirrored built-in robes connecting via passageway to the lounge/dining area. The adjoining contemporary bathroom offers a double vanity with pendant lighting and a freestanding bath and separate toilet.

The kitchen and laundry zones are truly the stylish statements of the home, overlooking the complete depth and breadth of the property, and equipped with

3 1 20 3.62 ha

Price SOLD for \$1,400,000

Property Type Residential

Property ID 77

Land Area 3.62 ha

Floor Area 116 m2

Agent Details

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Office Details

Fellows Real Estate

0400 573 483

Fellows.
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quality matte black fittings and fixtures such as 900mm stove & oven, dishwasher, ample bench space and cupboards.

The impressive outdoor living area is ideal for entertaining and relaxing, with a built-in BBQ and decked pergola framing the layout of the land beyond, with sweeping panoramas wherever you turn. Step down to a paved fire pit area and enjoy the perfect vantage point to survey this stunning property.

Horse lovers will value the healthy pastures, which are divided into six livestock paddocks and eight post and rail fenced horse paddocks with automatic water troughs to each paddock. The most obvious aspect of this rural retreat is the proximity to local equine facilities, and a short ride to the Bunyip State Forest. The paddock allocation and laneway allows access to your own or agisted animals. An equestrian sand arena, 24m x 35m, and round yard, 16m, both offer at-home exercise and training, as well as shedding for wash-down and farrier work.

Opportunities abound here, especially for the home business owner, with an enormous new 18m x 40.5m x 4.8m shed, complete with an office and leisure area above on the mezzanine, overlooking the large space below which provides enough room for trucks and machinery to move around in as well as abundant storage. The massive area could easily convert to an indoor arena, stables, hay and float storage. A 150,000L underground concrete water tank provides water storage and supply solutions, and two picturesque lakes complete the tranquil moodset.

A septic system and rainwater tank service the home, and lighting illuminates the property entrance and avenue to the shed. Ample parking is provided to the home as well as parking and turning space for trucks and trailers. All secured by the electric gate and camera system, the peace of mind is only surpassed by the birdsong and serene rural surroundings.

Only five minutes to the Freeway and within the localities of Tonimbuk, Garfield, Warragul, Bunyip and Bunyip State Forest, this situation is ideal, as well as a rarity. With your very own lakeside sunrise and sunsets, pastures for animals, a residence that presides over the landscape with visibility to all aspects of the acreage, a grand new life of contentment on Ellis is certain, with very few reasons to leave home.

Please contact Terri Fellows or Tahnee Morgan today for a private inspection 0400 573 483 | 0410 029 953

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