

233 Platts Road, Scotsburn, VIC, 3352

House For Sale

Tuesday, 26 November 2024

233 Platts Road, Scotsburn, VIC, 3352

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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Lifestyle Property on 5 Acres

INSPECTIONS BY PRIVATE APPOINTMENT

Set on a picturesque 2.022 hectares (approx. 5 acres), this lifestyle property offers an ideal combination of tranquil rural living and convenient accessibility. Located just 2km from the Midland Highway and Scotsburn Primary School, 7km from the charming township of Buninyong, and only a 3-minute stroll to the Mount Buninyong Winery restaurant, this property is perfectly positioned for both relaxation and practicality.

The main brick home with a Colorbond roof is thoughtfully designed and well-equipped:

Main Residence:

3 comfortable bedrooms, the largest featuring a built-in robe.

Family bathroom with updated shower and vanity, located near the internal laundry and adjacent toilet, which is also directly accessible from the backyard.

Open-plan dining and living areas divided by a short nib wall with custom back-to-back bookshelves. This space is warmed by an Ultimate wood heater, cooled by a Mitsubishi HyperInverter A/C, and flows onto a north-facing undercover deck-perfect for sunny winter mornings or year-round entertaining.

The modern kitchen, updated this year, features stylish wood-finish Laminex benchtops, matte white cabinetry, a glass splashback, a 600mm Fisher & Paykel freestanding electric cooker, and a Bosch dishwasher.

A cozy, tiled family/sitting room, a step down from the main living area, enjoys radiant heat from the wood heater.

North-East Wing:

This semi self-contained area is ideal for multi-generational living, guests, or additional rental income. It includes:

A lounge with its own Auswood wood heater and direct access to the undercover deck.

A bedroom and adjoining room with open wardrobe space, bench, and sink-perfect for converting into a kitchenette.

A private, retro-style bathroom with a shower, toilet, vanity, and unique low-rider bath, serviced by a separate 25L electric hot water system.

Additional Accommodation: A lined bungalow near the main home serves as a versatile space for a home office, study, or creative retreat, complete with power and lighting.

Infrastructure & Sustainability: This property is well-equipped for modern living with a focus on sustainability:

A 6.2kW solar PV array with a 5kW inverter and 5kW battery storage.

A new heat pump hot water system and multiple water storage solutions, including 14,000 gallons of tank water for the house, a 5,000-gallon tank on the new shed, and a 7,000-gallon tank on the older hay cover.

A septic system cleared in October 2024 and ready for use.

Sheds & Storage:

A new 7.5m x 9m shed with a concrete floor, single-phase power, lighting, POE cameras, and an electric remote roller door, complemented by an adjacent double carport with undercover access to the home.

An older 12m x 9m hay cover with an additional 8m x 5.5m annex, offering extensive storage and workspace options.

A 67m³ shipping container with solar-powered 12V internal lights.

Land & Surroundings:

The property features a balanced mix of cleared land and native trees, providing space for hobbies or small-scale farming.

A small dam adds to the property's rural charm, while wide entry and exit gates allow for semi-trailer access.

This unique lifestyle property combines character, functionality, and potential, offering a wonderful opportunity for those seeking space, versatility, and rural charm within easy reach of local amenities.

Ballarat's Best-Selling Team