



Sold

4022 sq. m

5 Barkers Road, St Helens

## Charming Rural Living on One Acre

Gleeson Real Estate are delighted to offer 5 Barkers Road, St Helens to the market. Only 10 minutes to Yambuk and 20 minutes to Port Fairy, this is your chance to live a gorgeous and secluded rural life. Situated amongst the trees on one acre, this property will capture your heart.

You will be awestruck by the rustic charm of this 2-bedroom, 2-bathroom country home, which was once the St Helens Primary School (built in 1867). This residence offers the perfect blend of warmth and comfort.

Step inside and experience a feeling of home. The timber lined floor and ceiling offers glimpses of yesteryear, blended with a fully renovated modern kitchen. The kitchen includes electric standalone oven and range-hood, tall pantry, dishwasher, double sink and ample cabinetry. This open-plan living area creates the perfect setting for dining with friends and family, and days spent relaxing, cooking and working away. The kitchen leads into a separate study area with storage, and to the

**Sold : \$549,900**

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main bathroom (shower and basin).

The generous second living area provides a quiet retreat for relaxation, with a wood heater and outlook towards the luscious yard, offering access to the decking area. Upstairs hosts the two bedrooms and a toilet. Both bedrooms have views over the property and the larger room includes a built-in-robe.

Enjoy the outdoors in the expansive backyard with manicured native gardens, established trees and an undercover wraparound decking area. Connected to this area, a bathroom and storage unit. A semi-enclosed double carport is close to the front of the house.

This property boasts a well-established vegetable garden, offering you the opportunity to embrace sustainable living and enjoy fresh, homegrown produce.

The gardens ensure that your weekends are set in a relaxing environment and you'll have access to explore the stunning local beaches and nearby attractions.

Location:

Yambuk General Store and School Bus stop – 8.2km

Yambuk Lake, Beach and Caravan Park – 11.2km

Port Fairy (supermarket, beach, hospital and medical clinic) – 20 mins

Koroit – 25 mins

Portland – 44 mins

Don't miss the opportunity to secure this exceptional property in St Helens. Contact Ian today to arrange a private inspection and start living the life you've always dreamed of.