



Sold

735 sq. m

228 Princes Highway, Port Fairy

## Elegance in a Rural Setting

Stylish and homely, 228 Princes Highway has an understated elegance that is genuinely impressive.

Combining luxury with a rural setting, it's not often that a property like this is presented to the first home-buyer, downsizer, professional and investment market. The home is set on a spacious 735m<sup>2</sup> lot, and the interior has been fully renovated with a focus on sophisticated, high-end style. Offering two bedrooms, a polished and cosy open living and dining area, modern kitchen, laundry and a luxurious bathroom, this home is a gem in the market.

The open-plan living and dining area exudes a refreshing and uplifting atmosphere, seamlessly blending with the kitchen to create a harmonious and inviting living-space. The polished timber floorboards throughout add warmth and character, while the crisp white cabinetry creates a bright and airy environment. A striking dark tall pantry adds a touch of sophistication, providing ample storage with an elegant

**Sold : \$625,000**

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contrast to the lighter tones. The kitchen is thoughtfully designed for both style and functionality, featuring an electric oven paired with gas cooktop burners, perfect for preparing meals with ease. The inclusion of a modern dishwasher ensures convenience for everyday living. As you prepare meals, enjoy the serene rural views that frame the space, adding a tranquil backdrop to your cooking experience.

This home also includes new double-glazed windows and block-out blinds throughout, a luxury gas fireplace in the living room and two split systems (AC/heating) that are thoughtfully positioned in the living room and master bedroom.

The expansive master bedroom also includes a large sliding wardrobe and open built-in shelving to maximise the rooms space. The second bedroom, situated at the rear of the residence, is cosy and comfortable, featuring a rural outlook.

Immerse yourself in the stylish bathroom. Featuring a sleek, floor-to-ceiling white marble tiles, the expansive space is highlighted by a double shower-head, while the contemporary vanity provides both style and functionality. This immaculate bathroom has been thoughtfully designed to deliver luxury and comfort.

Extra consideration has gone into the laundry's layout. Designed for convenience, there are ample drawers, a hanging space for indoor drying and ironing, and stainless sink that is next to the outdoor access to the yard. This space is crafted to combine ease and practicality.

The single-car garage offers side door access, leading to the very spacious back yard. The yard can continue to be low-maintenance, or an incredible dream property, with the water tank connected to the garage can support your garden.

In addition, if you are seeking a seamless transition to your new home or investment, the whitegoods and furniture can be negotiated to be included with the sale of the stunning property.

For the investor, this home is listed on Airbnb and is consistently booked over holiday periods and the Port Fairy Folk Festival – with 5 star reviews! In demand, the owners have declined 4 potential bookings as a result of the sale of the property.

Contact Ian today to arrange an inspection and make this home yours.