



For Sale

902 sq. m

3 Goldies Lane, Port Fairy

## Family Home with Pool and Studio with rental income

Afternoons by the pool with the family, mornings spent in the sunlit dining room, or evenings hosting friends in the spacious living area, this home invites you to enjoy every moment of coastal living at its best.

Set on a generous 902m<sup>2</sup> block on the eastern edge of Port Fairy, this beautifully crafted three-bedroom, two-bathroom residence with garage and side-access for a home office or business, plus a fully self-contained studio, offers rare flexibility that is perfect for multi-generational families, dual living, or those running a home business.

At the heart of the home lies a light-filled open-plan kitchen, dining, and family zone, thoughtfully designed for connection and comfort. Expansive windows capture the natural light and frame garden views, while a wood fire creates warmth and atmosphere on cooler evenings. The gourmet kitchen features quality appliances, generous storage, and a large island bench, perfect for both everyday living and entertaining.

**For Sale : \$939,900**

Jeremy Gleeson

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Two additional living areas, a rumpus room and a cosy lounge, offer plenty of space for family time or quiet retreat. The master suite provides a peaceful escape with a private ensuite and walk-in robe, while the remaining bedrooms are spacious and inviting, ideal for children or guests. A dedicated office or studio nook provides a practical setup for working from home or creative pursuits.

The self-contained studio with its own bathroom and kitchenette adds incredible versatility and is ideal for grandparents, teenagers seeking independence, guest accommodation, or a dedicated workspace for consulting, wellness, or creative pursuits. The studio is currently tenanted, generating a rental income of \$250 per week, making it an ideal side income.

The undercover entertaining area seamlessly connects to a pool and sun-drenched deck, creating a private sanctuary for alfresco dining, BBQs, or simply unwinding at the end of the day. Established gardens and mature plantings enhance the sense of peace and privacy. A single garage and separate shed provide ample storage and practicality, completing this beautifully balanced coastal property.

Featuring 6.66kW solar panels and new electric ducted heating and cooling, comfort and efficiency are built in, ensuring year-round enjoyment with lower energy costs.

Located directly across from access to the Rail Trail that connects you to the town centre which is just 1.5km to Main Street and only minutes from Port Fairy's pristine beaches, vibrant cafés, and boutique shops, this home delivers the perfect blend of lifestyle and liveability.

Contact Jeremy or Ian today to arrange your private inspection and discover how this coastal sanctuary can become your family's forever home or the ideal base for your next chapter.