



Sold

4.05 hectare

174 Blackwood Road, Port Fairy

Sustainable Family Lifestyle Property

You and your family can live a sustainable life on 10 acres, with a 4-bedroom, 2-bathroom home, agricultural and industrial shedding and swimming pool; only a four-minute drive to Port Fairy.

You will be immersed in your private nature sanctuary every time you enter your property. Peaceful, spacious and secure, the property is set up to accommodate animals and with access to bore water, you can also run a completely sustainable garden.

The large home is set 100m away from Blackwood Road meaning privacy and safety is front and centre. The four-bedroom home 'Belfast Manor' has a vast, welcoming and accommodating layout. Including two spacious living areas, a dining area, sitting/reading room, and two bathrooms, this house is ideal for an active family.

The heart of this home lies in its expansive living area, where rustic charm meets modern convenience. With plenty of natural light pouring in through large windows,

Sold : \$1,199,999

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the space feels airy and open, providing the perfect atmosphere for family gatherings or quiet evenings. The ambience of the fireplace and large windows that offer rural views add to the charm, and the neutral tones of the cabinetry and decor can readily be complemented by your chosen decor. Whether you're cozying up by the fireplace or hosting guests, this space is truly versatile and inviting.

Each bedroom includes built-in-robos, carpet and block out curtains. The master bedroom includes a generous walk-in robe and ensuite with shower / vanity / toilet.

Adjacent to the living area is the well-equipped kitchen, a home chef's dream come true. With a top-of-the-range and very impressive Falcon gas oven, a large stone-topped island bench generous bench space for food preparation and family time, custom cabinetry, dishwasher and tall pantry, preparing meals here is both a pleasure and a breeze. The sitting area is adjacent to the kitchen and offers a quiet space for reading, study or a home office, while still offering the 'togetherness' of being close to the living area.

Directly outside, the bluestone paved courtyard and grassed area leads to the fully fenced underground solar-heated swimming pool, with new saltwater chlorinator. Imaging those long summer nights outside, the kids will wear themselves out before another incredible day of swimming and playing on the property.

Adding to the self-sufficiency, the home includes 4kwh solar panels with a new power inverter, a solar hot water heater and large tanks that supply the property year-round.

For the hobbyists or tradesperson, the property also features a well-equipped work shed with concrete flooring and power.

The animal shed can be used for any animals, and there is also 3 animal shelters that are spread across the property. The 10 acres is divided into 4 paddocks (with water troughs through out) for rotational grazing, and there are two smaller yards for calf rearing. There is an adjustment arrangement in place when there is ample pasture.

This property is ready to be adored. To arrange an inspection, contact Jeremy or Ian today.