



220 Birregurra Road BIRREGURRA, VIC

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## CLASS ACT IN BIRREGURRA

Set on 4 acres just minutes from Birregurra.

Large modern home comprising 3 bedrooms, with a large study and a 4th bedroom, which is currently set up as a TV room/parents retreat.

The home has mains power complimented with solar power to the house and the large shed/workshop.

Large modern kitchen with outstanding living/dining room with timber floors, which overlooks the front garden and numerous fruit trees feature leadlight windows, wood heater in lounge room and 2 reverse cycle air conditioners to heat and cool the entire home.

Beautiful manicured gardens with fruit trees with purpose built pergolas with power, lighting and BBQ area.

A large 4 car garage with mezzanine floor for extra storage.

This is a quality purpose built homestead which would suit a large family and could be used as a Bed and Breakfast arrangement as it is close to the famous Sunnbrae fine food restaurant.

**Price:** \$572,500

**Peter Boyce**

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