







MID-CENTURY WARMTH AND A GARDEN OF POSSIBILITIES

Set on 1,110sqm, this charming 1960s home is for people who'd rather pick fruit from their own trees than buy it at the supermarket, who enjoy having a project on the go and appreciate the simple pleasure of a cosy home and being outdoors.

If you love the idea of growing your own food, pottering in the garden and having enough space for the kids and dogs to run around, there's a lot to love about this property.

And the home itself is just lovely. It has that wonderfully welcoming, old-fashioned feeling where friends can drop in unannounced, the kettle goes on and a quick cuppa turns into an afternoon of conversation. It's the sort of place where you kick off your boots at the door, settle in by the fire and feel completely at ease. Nothing overly polished or precious, just a genuinely warm, comfortable home that invites you to stay a while.

Beautifully sanded timber floors, traditional sash windows and natural light add to its homely character, while the Nectre wood fire, framed by a brick surround and marble hearth, makes the lounge room especially inviting on

3 1 2 1,110m2

Price	$985,000
Property Type	Residential
Property ID	167
Land Area	1,110 m2

AGENT DETAILS

Nina Bidgood - 0419 201 600

OFFICE DETAILS

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chilly Hills days.

The bathroom retains its classic 1960s personality with terrazzo flooring with an upgraded stone-topped basin, while the renovated kitchen enjoys a wall oven, soft-close drawers, Smeg dishwasher and plenty of storage. The master bedroom features built-in robes with a vanity, acoustic ceiling, Bedroom 2 has built in robes and a wall heater and Bedroom 3 also has built in robes and has previously been used as the dining room if only 2 bedrooms are required.

Importantly, an enormous amount of the expensive work has already been done, including a complete electrical rewire, new septic tank, hot water service, water filtration system, lighting, asbestos removal and fresh paint throughout. Outside, approximately $80,000 has been invested in retaining walls, along with extensive fencing improvements, high front fencing and an electric driveway gate, making the entire property secure and dog-proof.

And then there's the land, with good soil, plenty of sunshine and an incredible 100,000 litres of rainwater storage, giving you the opportunity to create your own productive food garden. Almond, lemon, mandarin and orange trees are already growing, with plenty of room for vegetables, berries, herbs and whatever else you'd love to grow.

A cleared, level area where an old shed once stood offers room for a new workshop, veggie beds or children's play equipment. The plumbing remains available for a toilet and shower in the future if so desired, subject to local council approvals. There's also a separate studio for hobbies, creative pursuits or working from home.

With Stirling's cafés, shops and restaurants just a short drive away and convenient access to the South Eastern Freeway, you can enjoy a little country living without being far from everyday conveniences.

A property with proven productive earth beneath your feet, a homely home to come inside to and plenty of room to enjoy the simple things in life.

Come and have a look. It's the sort of place you'll want to pull up a chair and stay a while.

RLA316900

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