



## 40 Beal Street Birregurra VIC

4 2 2

This contemporary home exudes class and quality providing family comfort with an idyllic country lifestyle. Clever angles, lofty ceilings and thoughtful placement of exterior doors and windows creates a wonderful sense of space with seamless indoor/outdoor flow. Boasting 4 bedrooms, master with ensuite, the other 3 bedrooms are generous in size and the 4th bedroom could alternatively be used as a 2nd living space. The home features a light-filled, modern open plan living and dining that opens out to a gorgeous, sunny north-facing entertaining area and yard. Easy walking distance to the Main St and only minutes away from the renown Brae Restaurant, wineries, breweries and food producers - is this superb home set on a 1023m2 allotment approx. Enjoy the perfect tree change with Lorne 35 mins away and Geelong only a 45-minute

**Type** : House  
**Price** : \$ 775,000  
**Land Size** : 1023 sqm  
**View** : <https://www.maxwellcollins.com.au/sale/vic/great-ocean-rd-otway-ranges/birregurra/residential/house/7457023>

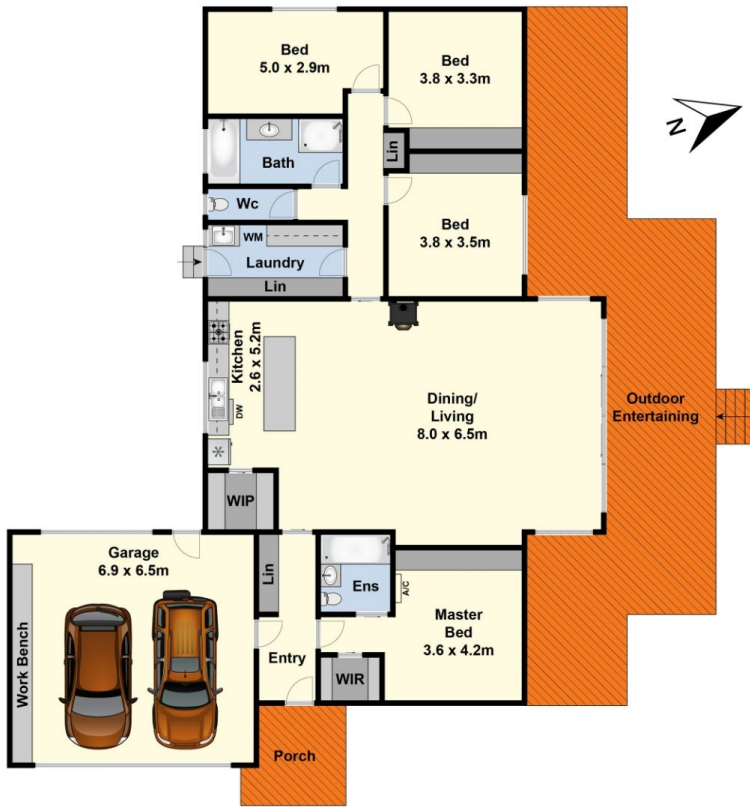


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Ground Floor



Site Plan