

# 1 Greenfields Drive, Moriac, Vic 3240

**McGrath**

## House For Sale

Wednesday, 20 December 2023

1 Greenfields Drive, Moriac, Vic 3240

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**



Wayne Baker  
0418521221



Mergim Ibrahimi  
0409931165

**\$1,200,000 - \$1,300,000**

Discover serenity in this beautiful family home nestled in the heart of Moriac countryside, boasting three bedrooms on an expansive 4,380m<sup>2</sup> (approx.). Immerse yourself in the warmth of the private living area adorned with large windows, creating a bright, inviting atmosphere. The heart of the home lies in the open-plan family, dining, and kitchen area. The kitchen features a central benchtop and a convenient pantry, perfect for culinary enthusiasts. Entertain with ease as the dining and family room seamlessly extends to a spacious covered outdoor entertainment area. Here, bask in the tranquility of a garden filled with lush trees and expansive lawns. Escape to the master bedroom retreat, complete with an ensuite bathroom, walk-in robe and a private courtyard, a secluded haven for relaxation. Two additional bedrooms share a central bathroom, with a separate toilet. Enjoy year-round comfort with reverse cycle heating and cooling throughout the entire house, complemented by ceiling fans. Your vehicles find a secure haven in the double garage, with guest parking readily available. The expansive garden, adorned with established fruit trees, a vegetable garden, and a chook run, opens up a world of possibilities on this remarkable acreage. Additionally, a second separate driveway leads to a fully concreted double lockup Garage/Workshop, equipped with wall-to-wall shelving and a work bench, alongside four fully concreted open bays. This setup is not only ideal for storing boats, trailers, or caravans but also creates a perfect space to work from home if desired. Beyond the property, discover a vibrant community just down the road, offering a playground, skate park, and tennis club for leisure and recreation. Enjoy the convenience of a 20-minute drive to Waurm Ponds Shopping Centre for all your shopping needs or savor the coastal charm with a 20-minute drive to Torquay beach. Welcome home to a harmonious blend of countryside tranquility and modern living, a perfect retreat for your family. - Three-bed family home on 4,380m<sup>2</sup> (approx.) in the countryside - Private living area with large windows - Open-plan kitchen, dining, and family space - Kitchen with centre benchtop and pantry - Large covered outdoor north-facing entertainment area - Master bedroom with private courtyard space - Reverse cycle heating and cooling - Double lock up garage/workshop and extensive four-bay shedding - 20min drive to Waurm Ponds Shopping Centre or Torquay beach