

**101 Warragul-Leongatha Road, Ellinbank, Vic 3821**



**House For Sale**

Saturday, 13 April 2024

101 Warragul-Leongatha Road, Ellinbank, Vic 3821

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Karly McGrath  
0488208424

**\$1,100,000 - \$1,200,000**

Barry Plant and Karly McGrath proudly introduce 101 Warragul-Leongatha Road, Ellinbank-a boutique 2.5-acre flower farm renowned for its beauty.Situated in Ellinbank, this property offers picturesque views surrounded by lush green farmland, merely an hour's drive from Melbourne. Enjoy tranquillity and seclusion while being conveniently located just 10 minutes away from the township of Warragul. The three-bedroom residence, centrally positioned on the estate, displays rustic charm with a touch of sophistication.Boasting a soaring cathedral ceiling, the living and dining area radiates warmth and openness, perfect for intimate gatherings. Designed for comfort year-round, the home stays cozy in winter and refreshingly breezy in summer. The kitchen, adorned with stainless steel appliances, offers breathtaking views of the verdant hillsides. The master bedroom features a walk-in robe, ceiling fan, and an ensuite.Additional features include generously sized bedrooms with built-in robes, a main bathroom, and a spacious laundry. An outdoor entertaining area seamlessly extends from the living/dining space, perfect for hosting guests. The expansive 12.4m x 11.0m shed offers versatility, suitable for various pursuits or potential small business ventures, subject to council approval.The meticulously landscaped gardens, reminiscent of a countryside magazine spread, boast vibrant lavender fields, dahlias, roses, and peonies. A well-defined walking path facilitates exploration of the property, while a kitchen garden presents the opportunity for cultivating fresh produce for culinary endeavours.Call Karly today 0488 208 424 and don't miss out!