

# 1025 Koo Wee Rup Longwarry Road, Modella, Vic 3816



## House For Sale

Thursday, 25 April 2024

1025 Koo Wee Rup Longwarry Road, Modella, Vic 3816

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 2 m2

Type: House



Karly McGrath  
0488208424

**\$1,100,000 - \$1,195,000**

Welcome home to this fantastic 4-bedroom haven, where comfort meets style on expansive grounds of 5.5 acres. Perfect for growing families, this residence offers multiple living areas and modern amenities throughout. Step inside to discover a master bedroom complete with a walk-in robe, while all bedrooms feature ceiling fans for added comfort. The tasteful interiors ensure a seamless transition for the next lucky owner. The heart of the home lies in the thoughtfully designed kitchen, boasting subtle tones, functional workspaces, an island bench, and a walk-in pantry. A central bathroom and functional laundry with a second toilet cater to everyday convenience. Stay cozy year-round with heating and cooling options including a gas fire, air conditioners, and ceiling fans. Outside, horse enthusiasts will rejoice in the infrastructure available, including 2 stables, each with attached day yard, a fully fenced arena, a round yard, a tack shed, twelve paddocks with electric fencing and auto-fill water troughs. Additional features include 6.6Kw solar panels, a 6x6m shed with concrete flooring and power, two water tanks plumbed to the house and paddocks, and solar hot water. Electric fences encompass the property, offering security and peace of mind. Conveniently located approximately 25 minutes from Pakenham and just 10 minutes from the Longwarry Freeway, this property offers a perfect balance of rural tranquility and accessibility to urban amenities. Don't miss your chance to make this your new sanctuary. Call Karly on 0488 208 424 today!