

110 Woodrowvale Road, Elliminyt, Vic 3250

Sold Acreage

Wednesday, 8 May 2024



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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1 m2

Type: Acreage



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\$755,000

Nestled atop a serene three acre plot in Elliminyt, this captivating brick veneer residence epitomizes the essence of rural living, boasting panoramic countryside views from every vantage point. It's the perfect blend of a picturesque setting and a family-oriented design, offering a lifestyle many dream of. The layout is exceptionally welcoming, centred around a spacious living area that exudes a warm, country charm. The highlight of the living room is undoubtedly its cathedral ceilings and an exposed brick backdrop to a large wood fire, promising cosy winter gatherings. During the warmer months, a reverse cycle air-conditioner provides a cool retreat. New carpeting and blinds throughout will also help with the comfort and climate inside all year round. This space also allows for a study area for students and home workers alike. Culinary enthusiasts will delight in the modern, well-appointed kitchen, featuring an electric wall oven and plentiful storage and counter space. The kitchen is flanked by a generous dining area, allowing for versatile entertaining and family meal arrangements. The home includes four well-proportioned bedrooms, each with built-in wardrobes and ceiling fans, and one boasts an additional reverse cycle air-conditioner for enhanced comfort. A chic family bathroom, complete with a separate toilet, services the bedrooms. The home's charm extends outdoors with timber decks on the eastern and western facades, capturing the sublime sunrise and sunset – perfect for enjoying a morning coffee or evening beverage. The well-established gardens provide a secluded haven, harmonizing with the local birdlife and rural vistas. Additional features include ample storage and workshop space beneath the house, a double garage, and an extra 9x6m concreted, 2 phase powered shed for all your storage needs. The land is broken up in to four paddocks with troughs, electric fencing and a cattle race. The property also comes with a 99-year lease over an adjoining one-acre allotment of Crown land, effectively expanding your outdoor space to four acres. Its prime location ensures convenience, with Colac's town centre a mere 5 minute drive, school bus stop nearby, and the scenic Old Beechy Rail Trail for walks or bike rides just minutes away. We invite you to discover this impressive home for yourself, confident that a single visit will convince you of its allure. This is an opportunity not to be missed. *All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.