

**116 Koroit-Woolsthorpe Road, Koroit, Vic 3282**

**Gleeson.**

**House For Sale**

Thursday, 9 November 2023

116 Koroit-Woolsthorpe Road, Koroit, Vic 3282

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1 m2**

**Type: House**



Jeremy Gleeson



Belinda Black  
0402513322

**\$1,075,000 - \$1,125,000**

Introducing one of the best lifestyle properties around. If you've been keeping an eye out for a place for your family to call home, some acreage to run a few sheep, a few cattle, or maybe some space to seriously grow produce... it has arrived. This property is nestled on 3-acres (approx), offers the perfect blend of rural life, comfort and functionality. Boasting a spectacular family home with an array of standout features, makes this property truly exceptional. When you step inside the spacious beautiful home, you are greeted by a sense of warmth and comfort. The floor plan is seriously impressive! Containing four bedrooms plus study, three living areas, family bathroom and ensuite, and a large kitchen, this house is built to cater for all types of families. The layout allows for seamless flow between rooms, promoting an open and inviting atmosphere throughout. All four bedrooms have built in robes, and the master bedroom (at the opposite end of the house to the other bedrooms) has an expansive walk in robe and spacious ensuite (shower, basin, toilet). The combined kitchen and living area is the heart of the house, and looks out over the yard. The kitchen has a five-burner oven, dishwasher, large stone island bench and matte black sink. The very spacious living area is the connection point between the bedrooms and the kitchen. Accessible from the kitchen and second living area is the large outdoor dining and decking area, which includes a woodfire pizza oven; providing ample space to relax and entertain and fun nights in the backyard with friends and family! Adding to the charm of this lifestyle property are the wood fireplaces throughout that are strategically positioned around the living areas, exuding warmth and creating a cozy atmosphere during the cooler months. For the warmer months, there is also a split system AC in the main living area. The house has a solar system that generously subsidises the power bills. Did we mention the double car lock up garage?! Step outside, and be equally impressed! The property encompasses a 2 x large recreational/workshop/tradesman's sheds and a rural enclosure with cattle yards that could be easily modified. The 2 large paddocks are fully fenced with water troughs connected to a water bore that also feeds the garden & established trees. Dual access to the property is via the main road or side access via Kevans road. To add to this spectacular property is the convenience of experiencing the 'quiet life' on 3 acres and still be within minutes of so many services: primary schools, pharmacy, supermarket, pubs, sporting reserve, playgrounds, community! You will also enjoy the convenience of a short-drive or walk to the main street to one of Koroit's popular pubs, brewery or restaurants. Furthermore; with only 10 minutes from the beautiful Killarney beach, Warrnambool & Port Fairy townships and Tower Hill reserve, this property truly offers the lifestyle dreams are made of. Don't wait, contact Jeremy or Belinda to book an inspection!