

**172 Officers Lane, Koroit, Vic 3282**

**Gleeson.**

**Acreage For Sale**

Saturday, 15 June 2024

172 Officers Lane, Koroit, Vic 3282

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: Acreage**



Jeremy Gleeson  
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Jacob Gibbs  
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## Expression of Interest - EPR \$980,000-\$1,005,000

\*\*\*Expressions of Interest close 15th July if not sold prior\*\*\*Escape to the tranquillity of this stunning 2.5 acre retreat located at 172 Officers Lane, Koroit VIC. With 4 spacious bedrooms, 2 modern bathrooms, and a picturesque setting, this property is the epitome of rural living. Step inside and be captivated by the light-filled living areas, designed to provide a seamless flow between indoor and outdoor living. The expansive open-plan kitchen and dining area is perfect for entertaining and family life, while the separate living room offers a comfortable space to relax and unwind. The home itself is elegant and classic. Adding to the charm of the house is timber floorboards, high ceilings, lead lighting and other Edwardian-era features throughout. The master bedroom is a true sanctuary, boasting a private ensuite and ample storage space. The remaining bedrooms are generously sized and offer built-in robes, providing comfort and convenience and beautiful rural views from each room. The spacious and modern kitchen with a timeless colour palette includes stone bench tops, stainless steel appliances, an induction cook top, pyrolytic oven and a spacious and wide island bench for enjoying time with loved ones while cooking and entertaining. The walk-in pantry (with door) adds that extra space for storage and family life. Beyond the kitchen and living; French doors open to a raised decked alfresco area off the dining zone, which offers another eating and entertainment area, particularly in those warmer months! You'll find a sprawling garden to simply enjoy the serenity of the surrounding nature. There is a fruit orchard that includes orange, mandarin, lime, lemon, pear, apricot, plum, peach, nectarine, figs, grapevines and more! This house has been improved to withstand the elements. Heating and cooling options within the home include a built in wood combustion fire, split system air conditioning and an electric log fire to maintain year-round comfort plus double glazing in the living-dining and double insulation in the ceiling and under floor plus a 6kw solar panel system help to harness a natural resource and keep power costs down. With a garage and additional parking spaces, there's plenty of room for all your vehicles. Located just a short drive from the charming Koroit, this property offers the perfect balance of privacy and convenience. Don't miss your chance to own this exquisite acreage retreat. Contact us today to arrange a viewing.