

# 175 Hart Street, Elliminyt, Vic 3250

## House For Sale

Saturday, 13 April 2024



175 Hart Street, Elliminyt, Vic 3250

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4046 m2**

**Type: House**



Wilson S

0355612777

**\$833,000**

Indulge in the perfect blend of space, comfort, and convenience with this remarkable brick veneer home offering 4 bedrooms plus study, 2 bathrooms, and 2 loungerooms including a rumpus room - a haven for families or those seeking a serene lifestyle block. The property boasts a large Shed/Garage which includes an open bay attached at the rear, providing ample space for multiple cars, storage, and/or workshop needs (total size is roughly 7m x 14m). At the heart of the home is the updated kitchen with breakfast bar, ideal for casual meals and entertaining. Outdoor living is a delight with the expansive undercover alfresco areas, surrounded by a range of established fruit trees that add charm and character to the landscape. Enjoy the benefits of 5.5kw solar panels, ducted heating, split system air conditioning, and a wood heater in the main living area, ensuring comfort and energy efficiency year-round. Nestled on roughly an acre of land, this property offers a true country lifestyle with city conveniences just moments away. Take advantage of the nearby amenities including the Colac Indoor Sports Centre, Colac Golf Club, Joiner Park, and the convenience of being a short stroll from Sacred Heart Primary School and Trinity College. Don't miss this exceptional opportunity to secure your dream lifestyle—enquire now and make this property your own! Disclaimer: For Statement Of Information & Due Diligence please head to our website at [www.wilsonswarnnambool.com.au](http://www.wilsonswarnnambool.com.au). All measurements are correct to the best of our knowledge, as provided by property owners and external websites. Please complete due diligence to confirm.