

**19 Tuddys Lane, Southern Cross, Vic 3283**

**Gleeson.**

**Acreage For Sale**

Wednesday, 22 May 2024

**19 Tuddys Lane, Southern Cross, Vic 3283**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: Acreage**



Jeremy Gleeson

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## Expression of Interest - EPR \$1.4m-\$1.5m

**\*\*Expression of Interest close 27th June\*\*** If you've been dreaming about a place for your family to call home on some acreage, say hello to 19 Tuddys Lane. This property is nestled on 5-acres (approx) and offers the perfect blend of rural life, comfort and functionality. Ideally positioned between Koroit & Warrnambool with sea views, this established property is ready to love and enjoy. The 4-bedroom, 2-bathroom, 3-living house with outdoor entertaining area and 2-car garage offers a rural lifestyle with privacy and so much space! What is remarkable about the house is how natural light is bursting throughout every room! With large windows from all aspects and a 10.5 kWh solar system with double glazed windows and interior block out blinds, you can be assured that those energy bills will be low. The combined kitchen, dining and living area looks out over the spacious yard. The kitchen has a walk-in-pantry, a five-burner oven, dishwasher and large island bench. The very spacious living area connects to the Garage via the laundry (ideal for muddy shoes off after a fun outside!) and is set away from the 'west wing', which includes 3 of the 4 bedrooms, the family bathroom and 2 of the living areas. Two of the spacious bedrooms have walk in robes, with the master suite having an expansive walk in robe and spacious ensuite (shower, standalone bath, basin, separate toilet). The remaining bedrooms have built in robes and all have block out blinds. For the lifestyle farmer, the hard work has been done. The acreage includes a large shed (16x7.5m), large freshwater tank (154,000L), enclosed vegetable patch and established windbreaks for shelter and privacy. To add to this spectacular property is the convenience of experiencing the 'quiet life' on 5 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.