

2/18 Warren Road, Halls Gap, Vic 3381



Sold House

Friday, 13 October 2023

2/18 Warren Road, Halls Gap, Vic 3381

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 397 m2

Type: House



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Contact agent

Located in the heart of Halls Gap in a prime location and backing onto the Grampians National Park, Kangaroo House offers an exciting proposition for owner occupiers or for short stay holiday accommodation. The central location allows for an easy stroll to cafes, restaurants, brewery, shops, recreation reserve and swimming pool and with wildlife, fauna and flora right at your back door step you will fully appreciate all that Grampians has to offer. The home itself is surprisingly spacious as you enter the property via a formal entry and front lounge which captures natural light, lovely bush outlook and acts as the second living area perfect if entertaining multiple family's. The main living area provides ample space for living and dining and the recently updated kitchen boasts a breakfast bar, electric cooking, dishwasher and loads of bench space preparation area catering for large groups. The main bathroom is conveniently central to the 3 generously sized bedrooms, while the second bathroom/laundry makes a handy addition. The home is kept comfortable all year round with reverse cycle split systems in each bedroom and both living areas, while there is also the ability to run a gas heater via bottled gas in the main living area. Other impressive features include quality carpets and vinyl plank flooring throughout, while the main living area and kitchen at the rear offer uninterrupted views to the National Park. Outside the property has a single carport, new guttering and a paved rear area with firepit, perfect for unwinding at the end of the day surrounded by wildlife, birdlife, and native flora. Halls Gap is one of Australia's most popular holiday and tourist destinations only 2 hours and 45 mins drive to Melbourne offering world class walking trails, rock climbing, zoo, recreational lakes and award winning wineries and restaurants. The property is currently operated successfully as short stay accommodation with the opportunity to continue this arrangement. For Sale by Expression Of Interest closing Wednesday 8th November at 12 midday.