

# 2040 South Gippsland Highway, Stony Creek, Vic 3957



## House For Sale

Saturday, 2 March 2024

2040 South Gippsland Highway, Stony Creek, Vic 3957

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1 m2

Type: House



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**\$750,000**

This well-maintained property featuring a brick veneer house on 2.5 acres of land is sure to appeal. Nicely set back from its highway position, it has recently undergone several renovations and improvements and has been well cared for by the owners. These improvements include new carpets, painting, a new dishwasher, new curtains, a brand new bathroom servicing the main bedroom, and a new wood-fired heater. In total there are three bedrooms and two bathrooms. The ensuite bathroom has disabled access while the adjacent master bedroom has a disability hoist. All bedrooms feature built in robes. The home features two living areas, one of which could be converted into an office space or a fourth bedroom. The kitchen is spacious and functional featuring a modern laminate finish and gas cooktop. The modern, central bathroom comprises a shower, toilet and vanity; there is a second toilet with vanity and laundry. External improvements include a circular driveway, single garage with concrete floor and power and well-established gardens with some fruit trees. The property is well set up for families, retirees, investors or animal enthusiasts. The two small paddocks on either side of the driveway are fenced and ready for a few sheep, alpacas or ponies. There would be an option to increase the number of paddocks or to build stables. The home is very close to the township of Stony Creek and the racecourse. It is also just a few minutes up the road to trendy Meeniyan which is well serviced by cafes, restaurants, a busy bakery, supermarket, art gallery, gifts shops and a hotel. You're on a winner here with ample room for pets, play areas for the children; all in a rural setting. Contact Tony, Dan, Andrew or Emily today to arrange an inspection, we'd love to show it to you. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.