

**2207 Northern Grampians Road Wartook, Wartook,
Vic 3401**



Sold House

Friday, 17 May 2024

2207 Northern Grampians Road Wartook, Wartook, Vic 3401

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 16 m2

Type: House



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\$580,000

2207 NORTHERN GRAMPIANS ROAD WARTOOK, VICTORIANear-new two/three bedroom home on 40 acres (16ha) for sale. Backing onto the Grampians/Gariwerd National Park, this property will suit the needs of hobby farmers and those seeking a relaxing bush retreat. Enjoy glorious sunrises over the ranges, abundant wildlife and the always flowing Mt Zero channel running through the property.Highlights include:• Double glazed windows.• Quality holland interior blinds and fabric exterior awnings on main rooms.• Large reverse cycle air-conditioner servicing the living area and smaller unit in the master bedroom.• Concertina doors can seal off the loungeroom to create a separate room/extra bedroom for guests.• Ceiling fans in the living room and both bedrooms.• Fully tiled walk-in shower and separate toilet.• Electric oven and hotplates Dishwasher.• Built in robes in both bedrooms (and extra storage in the living room).Externally• Mains power plus 5kw solar system with Fronius inverter.• Large carport with power and lights.• Secure backyard with established gardens, garden shed and vegie patch.• 20 foot shipping container (painted inside and out with whirlybird and lock box).• Near new stock fencing dividing grazing land into three separate paddocks.• 10,000 fire tank with fire fittings.• 2 x 24,000 litre and one 1000 litre water tanks and GWM Water pipeline just across the road.