

240 Woori Yallock Road, Cockatoo, Vic 3781

House For Sale

Thursday, 4 April 2024



240 Woori Yallock Road, Cockatoo, Vic 3781

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1 m2

Type: House



Erin Davies
0493136937



Janet Hawkins
0409117432

\$1,000,000 - \$1,100,000

This rare and sizeable 4.5acre land holding nestled within the picturesque township of Cockatoo does not come up for sale very often! If you have been searching for an opportunity to own a larger parcel of land to perhaps start your own hobby farm, have land for the children to explore and enjoy nature or a tradesperson needing more land to house equipment then this property is sure to pique your interest. The property is accessed by a sealed road which again is rare in Cockatoo, has good fencing, a 5.9m x 10.7m carport, a shed, a separate 3.3m x 7.5m studio and a workshop under the house with storage. The land has a gentle slope and is mostly cleared with a small pocket of bush and a dam, making this ideal for that pony or two? The lovely light and airy 2-bedroom residence is full of character and features high ceilings, polished floorboards and sash windows, a light and bright contemporary kitchen that includes a dishwasher and a stunning feature upright stove, lounge/dining combination and the bathroom includes a shower over the bath. There is plenty of scope and room to extend and renovate for future requirements to turn this into a sizeable sought-after property (STCA). The owner is also happy to include plans for proposed extensions. The old saying of "They are not making any more land?" could not be truer here as this size of land so close to the township is hard to come by. With privacy and serenity assured, the only thing missing is you! Call Mick Dolphin 0429 684 522 or Erin Davies 0493 136 937 to find out how you can easily make the move here. It is our opinion that if this property were offered for rent in the current market, it would achieve \$450 - \$500 per week. <https://www.consumer.vic.gov.au/duediligencechecklist> Please note: All property details listed were current at the time of publishing.