

245 Korumburra-Bena Road, Korumburra, Vic 3950



Sold Acreage

Monday, 9 October 2023

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Bedrooms: 6

Bathrooms: 3

Parkings: 9

Area: 3 m2

Type: Acreage



Christie Nelson

\$1,250,000

Look no further than this immaculately presented dual occupancy property set on approx. 7.9 acres. Your inspection is invited to appreciate the amount of features this home has to offer those requiring accommodation for themselves plus a relative, or an opportunity to host guests with separate access and independent amenities to each residence. Located only 5 minutes on a sealed road, from the heart of delightful Korumburra, this home is being sold by the most discerning owners who can't wait to see the next family or families, make their own lasting memories here. Genuine vendors and reasonable offers will be considered.

MAIN RESIDENCE:The home is a well-maintained 4 bedroom cedar premises boasting 26 solar panels, sizeable bedrooms, 3 out of 4 with BIR's, neat ensuite and dressing room (could be WIR) to master bedroom, tile master bathroom with sep. bath and shower, quality kitchen update completed by Leongatha Kitchens including loads of storage, pull out pantry, upgraded appliances and a delightful rural view. The kitchen is well appointed to the dining area and main living room and there is access to the dining area from the rear porch and through sliding doors to the large deck from the living room. The living area boasts a large wood fire and R/C air con. and an outlook onto a combination of pasture and trees. The home also boasts a handy amount of storage, updated paint and carpets throughout and practical slate flooring. A room offering a lot of 'heart' is the family room or second living area. This naturally-lit and glass filled space offers sliding doors on each side that open up for air flow in Summer and also provide access to the deck on one side and a BBQ area on the other, making it a great place to entertain family and friends.

SHEDS & INFRASTRUCTURE:Wowee, what a shed! Not only aesthetically pleasing but practical 10x10.6m shed with concrete floor, power, toilet, wood storage, 3 roller doors with good clearance (2 x remote doors) plus a 9.6x 4m carport as well. Solar heated, covered swimming pool with the option of retractable roof and awnings and fly screens. Fenced to regulation. There is a set of 4 bay stables which could be converted to a chook penthouse. Good fencing surrounds the property and the land is made up of sections of pasture for livestock, house and cottage gardens plus fenced areas for a mixture of native and specimen trees plantations. Multiple water tanks across the whole property to service each residence and gardens. Sizeable dam that gravity feeds troughs for stock water.

COTTAGE:Independent 2 bedroom cottage with its' own driveway access, water, power and septic supply. Neat, open plan kitchen, meals and living area, R/C air con, bathroom, laundry, deck and single car garage. There is much, much more to tell you about but you may as well see for yourself and appreciate the tranquil setting and abundance of bird and wildlife surrounding this home. Korumburra is a bustling town with niche shops, cafes, The Great Southern Rail Trail, upcoming community projects and facilities, a stone's throw from popular Loch Village, plus Primary School options and a Secondary College. Come for the day and stay for a lifetime.