

**258 Lake View Road, Koroit, Vic 3282**

**Gleeson.**

**House For Sale**

Thursday, 13 June 2024

258 Lake View Road, Koroit, Vic 3282

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2702 m2**

**Type: House**



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## Expression of Interest close 5 July

'Southside' is surrounded by inspiring nature. Built in 2021, this property is ideal for so many. The magical views on display from every room will take your breath away, and natural light reaches all corners of this three-bedroom house. Built for privacy: the bedrooms are separated at each end of the house and the living area is in-between. The east wing has the master bedroom with walk-in-robe, and luxury ensuite with walk in shower, bath, floating vanity and combination rain/ handheld matt black tapware. The west wing has two bedrooms (one of which could be a second living area), laundry with built in laundry hamper, and ensuite bathroom. Central and at the heart of the house is the open kitchen, dining and living area with wood heater, split system and large windows to capture the incredible views! The contrast of white tones, huge double glazed and tinted windows, displaying the breaking waves of the Southern Ocean, Tower Hill, Port Fairy lighthouse and beyond - uplifting for the soul! Entertaining will be a treat with a very modern kitchen, including a walk-in pantry and quality Bosch and Siemens appliances (semi-integrated dishwasher, pyrolytic oven, glass gas cooktop, rangehood, combination convection/microwave oven) and soft-close cupboards and drawers. The extra wide engineered-stone benchtop leaves so much space for preparing meals with loved ones sitting around. The walk-in pantry hosts the fridge and offers even more storage. The living area leads to an outdoor alfresco/undercover decking area, and beyond this is a generous yard for gardening (incl. a 22500 L tank with pump), with established trees and garden beds lining the yard. At the back of the property is the garage + shed with the entertaining area with bar, woodfire and toilet! Did we mention under house storage?! To add to this spectacular property is the convenience of experiencing the 'quiet life' and still be within minutes of so many services: primary schools, pharmacy, supermarket, pubs, sporting reserve, playgrounds, community! You will also enjoy the convenience of a short drive or walk to the main street to one of Koroit's popular pubs, brewery or restaurants. Furthermore, with only 10 minutes from the beautiful Killarney beach, Warrnambool & Port Fairy townships and Tower Hill reserve, this property truly offers the lifestyle dreams are made of. There is something uniquely special about this property that should be further explored! Contact Jeremy and Jacob today to arrange an inspection.