

277 Hearn Street, Colac, Vic 3250



House For Sale

Friday, 3 May 2024

277 Hearn Street, Colac, Vic 3250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Toby Kent
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Rhyley Edge
0477701644

AUCTION

It's as rare as hen's teeth to find a property on 2.6 acres in town these days, and it's even rarer to find it on a corner allotment with multiple frontages. Well stop searching because 277 Hearn Street, Colac offers all this and more! This one is calling out to our keen developers or those looking for a lifestyle property, just minute's drive to the Colac CBD. Let's start with the home: A solid four bedroom brick family home that features three bedrooms, all with BIR's. The Master suite offers a WIR and Ensuite with shower, vanity and toilet. A very functional kitchen has great storage and overlooks the dining area. The formal living area is perfect for entertaining, whilst the communal central bathroom has a bath, shower and vanity. The home is serviced by both a split system and gas heater. Step out the back and you are greeted with an enclosed deck that can be used to entertain and dine year-round, out of the elements! Outside, you will find multiple sheds that are great for a workshop, storage or even animal shelters. Now the opportunity: A golden opportunity is at hand for further development. Having multiple road frontages, being connected to services and the sheer 2.6 acres in size means the scope for development of townhouses, units or a venture of your choice is imminent (STCA). On the other hand, an established lifestyle property is ready to go for families keen on having room to move in a central Colac location. The opportunity is only limited by your imagination. Finally, the Location: Walking distance to Primary & Secondary schools, kindergartens and the Western Oval. Only a few minute's drive to the Colac CBD - yet a beautiful rural back drop. You truly do get the best of worlds with this beauty! For sale by Public Auction on Saturday, 25th May @ 11:00 am On-site!