

278 Coolart Road, Moorooduc, Vic 3933

HOMES & ACREAGE

Acreege For Sale

Tuesday, 7 May 2024

278 Coolart Road, Moorooduc, Vic 3933

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 4 m2

Type: Acreege



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\$2,599,000 - \$2,799,000

With all of the allure of rural living yet only 1km from Somerville town centre, this 9.8 acre (approx) property with beautifully modernised farmhouse, 2 dams and dual access off both Coolart and Eramosa West roads entices with endless opportunity to escape the rat race and kickstart the country dream. A blank canvas of possibilities ideally suited to any number of agricultural, horticultural, equestrian or on-site trade ventures, the close proximity to the Peninsula Link freeway and all major infrastructure allows for effortless connectivity. Fully upgraded, the single level brick residence with up to 5 bedrooms boasts a contemporary coastal aesthetic and spoils householders with a stunning living area with waffle carpeting and an open fireplace, plus an expansive 2nd living area with engineered oak flooring awash in natural light. The elegant and superbly modernised kitchen boasts a timber topped breakfast island and stainless steel appliances, while glass doors open to a wraparound brick verandah and an ornamental dam beyond, inviting a quiet cuppa overlooking the birdlife and occasional passing kangaroo. The master bedroom is an escape unto itself with plush carpeting, drapes, a walk-in robe and contemporary ensuite with frameless glass shower. The family bathroom is equally as elegant and includes a large shower, tub and a separate toilet. A short drive to Somerville Rise Primary School, Somerville Secondary School, Somerville Central shopping centre, cafes, restaurants, takeaways and the train station, the property comes with ducted heating, ceiling fans throughout, a cubby house and loose box. Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or office@homesacreage.com.au

Features:

- Contemporary farmhouse on 9.8 acres (approx)
- 2 stunning living areas
- Modern kitchen with timber top island
- Stainless steel oven & dishwasher
- Master with walk in robe & elegant ensuite
- Family bathroom with tub & large shower
- Study or 5th bedroom/nursery beside master
- Open fireplace
- Ducted heating
- Ceiling fans
- Waffle carpeting & engineered oak flooring
- Cubby house
- 2 dams
- Loose box