

**28 Patterson Street, Koroit, Vic 3282**

**Falk & Co**

**Sold House**

Wednesday, 4 October 2023

28 Patterson Street, Koroit, Vic 3282

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 3 m2**

**Type: House**



Gary Attrill

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## Contact agent

It's hard to come up with enough superlatives to describe this property. A well designed Keegan Built home capturing the north facing living areas, overlooking the properties fully watered paddocks secluded from neighbours. A rare find amongst rural lifestyle properties in a premier position, within 15 minutes of Port Fairy and Warrnambool. - 3/4 generous size bedrooms, a beautiful master suite with full ensuite and large walk in robe. - Modern Country kitchen with walk in pantry and electric stove. - Open plan dining area and large family room. - Spotted gum hardwood flooring, full wool carpets to bedrooms. - Main bathroom with large spa and shower. - 9ft ceilings ground floor, cathedral ceiling to ultra large lounge area, upstairs large rumpus room leading to balcony has 8ft ceiling. - Insulated ceiling, walls, and slab floor. House design allows efficient heating/cooling of areas being used. - Ground floor: One reverse cycle split system and one economic Rinnai gas heater, and large open fire place in lounge. - Upper floor rumpus room: One reverse cycle split system, and one very economic Rinnai gas heater. - Quality fixtures and fittings all of a high standard. - Large four car garage with remote doors. - Additional machinery shed with power and storage shed with power. - 5 paddocks all fenced with bore water available over the entire property for lawns and gardens, as well as the stockwater. - Approximately 3 acres of eucalypts, and many other natives including a Kurrajong plus 9 Norfolk Island pines, a Gingko, and Magnolias. - Fresh water tanks with 50,000L storage. - There is a courtyard with roofed, paved and lawn areas and under cover wood burning heater. - Potting shed, fernery and fire pit. A quality property looking offering endless options ideal for country living with the amenities of town convenience with direct access to the rail trail to Koroit and Port Fairy.