

# 325 Gherang Road, Gherang, Vic 3240



## Sold House

Saturday, 6 April 2024

325 Gherang Road, Gherang, Vic 3240

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 6**

**Area: 3 m2**

**Type: House**



Josh McDonald  
0401815374



Curtis Hoare  
0400582945

**\$1,800,000**

Defined: Beautifully contrasting its serene 3.57ha (approx.) of acreage land with bold materials and raw linear design, this recently constructed 2-bedroom retreat draws upon its vast landscape of green pastures to offer a slow-living lifestyle only a short drive from supplies. Central to both Winchelsea and Moriac, with Waurm Ponds only an added stretch further, a sense of afar spills to every corner of the property as two dams, expansive 7.8x16m garage, private recreational space, and veggie garden offer grand-scale land perfect for horticultural or permacultural pursuits. Considered: Kitchen: Smeg freestanding 900mm cooker, exposed rangehood, stone benchtops, full-width butler's pantry with ample fridge space, dishwasher, two-tone cabinetry, tiled splashback, expansive island bench with breakfast bar and dual sinks. Open Plan Living/Dining: Awash with natural light, access to undercover entertaining, atop polished timber floors, vaulted ceiling, wood heater, ceiling fans. Master Suite: Polished timber floors, expansive 'his and hers' walk-in robe, lavish ensuite with custom timber vanity, dual basins, feature wall tiles, black matte tapware and large shower. Set within a private accommodation wing, with custom curtains and views towards the dam. Additional Bedroom: Carpet underfoot, with space for desks/study nook. Outside: An acreage landscape introduced by an asphalt return driveway spans 3.57ha (approx.), where two large dams, a rear paddock, expansive 7.8x16m garage/shed, and veggie gardens provide a peaceful lifestyle like none other. Luxury Inclusions: Split-system heating and cooling, guest powder room, expanded ceiling heights, downlights throughout, custom window furnishings, ceiling fans and water tank. Close by Facilities: Winchelsea and Moriac Townships, Waurm Ponds Shopping Village, Anglesea (approx. 29km), Geelong CBD (approx. 38km), and local school bus collection points. Ideal For: Farmers or couples seeking space for recreation/animals.\*All information offered by Oslo Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Oslo Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that