

**36 Coghlan Rd, Rhyll, Vic 3923**



**Sold House**

Wednesday, 27 September 2023

36 Coghlan Rd, Rhyll, Vic 3923

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 7**

**Area: 1 m2**

**Type: House**



Sharon Wintle

## Contact agent

**\*\* OPEN CANCELLED THIS SATURDAY \*\***Situated at the midpoint of Phillip Island, this property offers easy access to the island's finest features, activities, attractions, and services. Enjoy the best of both worlds – the tranquillity of your private retreat and the convenience of being close to everything you need. The olive tree lined driveway that leads up to this architecturally designed 40sq north facing home focusing on the expansive living zones and high wideset roofed decked balcony's is a real entertainer's opportunity. The home yard is established and well sheltered, with mature trees and is thoughtfully positioned to provide a great vantage point to overlook the 3 workable paddocks each with mains water connected, electric boundary fence and loading stockyard. A new shed/workshop with large electric roller door, conveniently positioned for easy access. The western zone of the home has two bedrooms, one of which is a substantial master bedroom with semi ensuite that includes a spa. Twin walk-in robes and access options from both the family room and the expansive North facing balcony that enables you to enjoy the ever-present enchanting views overlooking a rural landscape. The central zone includes open and flowing living dining and recreational areas that surround the heart of this home, a crafted timber hostess kitchen which includes a walk-in pantry, stone topped service benches and island bar plus much more, adjacent is a formal lounge to relax and entertain whilst enjoying the rural surrounds through large north facing windows. The eastern wing includes 2 further bedrooms, one with large ensuite with dual access to the hallway, separate laundry plus oversized hall storage with internal access to the double garage. The large utility / rumpus or possible 5th bedroom is conveniently accommodating with own separate entry via glass sliding doors from rear carport. The home is well equipped with modern appliances including reverse cycle heating and cooling and a newly installed Coonara wood fire. The design promotes lots of light capturing window walls including a feature bay style enclave. The style and flow of this expansive residence is complimented with black butt flooring throughout. The rural zoning provides homestay / B&B accommodation and other rural opportunities (STCA). Additional features include:

- Man sized 12.2 x 7.5m shed/garage.
- 20,000 litre water tank.
- Mains power and water.
- Sewerage recycle system to water the garden.
- Under home storage.
- Good external fencing.
- Loading stockyard and crush.
- Rear large carport.
- Town water to 3 paddocks.
- Solar assist hot water system.

This workable and versatile property hosts a native bush habitat, an abundance of wildlife and views. Unlock the door to a life of luxury, serenity, and endless possibilities. Whether you're seeking a permanent residence, a holiday escape, or an investment with a touch of rural charm, this property delivers it all. Don't miss out on this rare opportunity to secure your own slice of paradise. Sale by Expressions of Interest. Price guide \$1,800,000-\$1,980,000. Disclaimer - We have obtained all information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. [www.1stchoiceestateagency.com.au](http://www.1stchoiceestateagency.com.au) Property Code: 2609