

# 40 Atkins Road, Winchelsea, Vic 3241

## Sold Acreage

Thursday, 25 April 2024

40 Atkins Road, Winchelsea, Vic 3241

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 3 m2

Type: Acreage



Ken McDonald  
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## Contact agent

This superbly positioned country holding features a wonderfully established garden and a backdrop of magnificent, mature river red gums, all located in the sought after Winchelsea area. Experience all the benefits of an outstanding rural lifestyle within easy commuting distance of Geelong, the Surf Coast, Deakin University, Epworth Hospital and the Wairn Ponds Shopping Centre. Situated just out of town, this well-designed home features formal (with open fire) and informal living areas, while the open-plan kitchen, dining and living zone create an expansive and welcoming space that seamlessly extends onto the verandah and sheltered outdoor entertaining areas. Comprising four bedrooms plus separate study, the light-filled master retreat with lovely garden views is supported by an ensuite and ample storage, while split system heating and cooling, plus an additional wood heater in the living area, keeps the entire home warm and cosy during the chilly winter months. Additional features include:- 2 car garage - Town water- Shed - 6m x 8m- High caravan shed - 5m x 8m- Rainwater storage - 45,000 litres approx.- Chicken shed- Calf shed- Fruit trees This is a rare opportunity to purchase an exclusive and unique property, combining a rural lifestyle with stunning views, just 3 minutes from central Winchelsea.