

**40 Egans Road, Koonwarra, Vic 3954**



**Sold House**

Wednesday, 23 August 2023

40 Egans Road, Koonwarra, Vic 3954

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Area: 1 m2**

**Type: House**

**\$960,000**

Located close to the gorgeous village of Koonwarra is this lovely property that not only offers a 3-bedroom residence, but also a fully self-contained, 2-bedroom cottage that provides an excellent opportunity for a secondary source of income. This property of approximately 2.74 acres, with manicured lawns and gardens, in an elevated setting, has a beautiful ambience and nothing but peace and quiet! Featuring:- A quality built 3-bedroom main residence with open plan kitchen/dining area- Cosy lounge room with solid wood fire and ducted heating throughout- Fully appointed kitchen with a generous walk-in pantry- A second living/entertainment area, perfect for family gatherings - Master bedroom complete with built in robes and a massive ensuite- Gorgeous central bathroom with separate shower, bath and vanity- Remaining two bedrooms are very generous in size - Lovely outdoor, alfresco area overlooking the garden- Abundant fruit trees, citrus trees and veggie boxes- Secure chook pen- Securely fenced paddock for the animals as well as a dam- A 2 bedroom fully self- contained cottage, complete with kitchen/dining area and cosy lounge- Decking, BBQ area and private courtyard surroundings- Easily managed on Airbnb, with continual and repetitive occupancy rates providing a constant stream of income- Sale includes social media page and an opportunity to tap into an established clientele- Close proximity to the popular villages of Koonwarra and Meenivan, Wilson's Promontory National Park, Corner Inlet, beautiful beaches, The Great Southern Rail Trail, Inverloch, Agnes Falls, Tarra Valley, Port Albert and also the gorgeous eateries and wineries that are on offer here in South Gippsland The current vendors have lovingly created this property as a private residence, as well as a place to provide a secondary income - Credit to the Vendors on what they have established, all the hard work has been done! So, if you're looking to relocate to the peacefulness of a rural setting, and earn an income at the same time, then this is for you! Please contact Kellie Thomas on 0438 647 449 or [kellie.thomas@nh.com.au](mailto:kellie.thomas@nh.com.au) to arrange an inspection.