

**40 Willis Street, Winchelsea, Vic 3241**



**Sold House**

Tuesday, 30 April 2024

40 Willis Street, Winchelsea, Vic 3241

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 2026 m2**

**Type: House**



Geoff Bennett  
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Tim Carson  
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**\$740,000**

With two good road frontages and an excellent presence, this fantastic Winchelsea property presents a superb opportunity for those seeking over half an acre in town with all town services available, a good size home and excellent shedding. The property is also ripe for residential development ( STCA ) under the present General Residential Zoning. The home offers a welcoming floor plan and incorporates three bedrooms, a very large lounge, central kitchen, dining and a front sitting room. Other details include : - Built in robes to all three bedrooms - A cooling airconditioner, slow combustion heater and an electric heater - Laminate kitchen with good appliances adjoining the tiled dining area - New Eco electric hot water service - Some window shutters and ceiling fans fitted - A welcoming front entry hallway and a large shaded rear outdoor entertaining area - Main bathroom with spa, vanity and shower with separate toilet adjoining a good size laundry - High ceilings and good natural light - A top shed / workshop of 9m x6m with auto roller doors, concrete flooring, power and lights plus an adjoining high clearance double carport and hard stand area from the side road access. There is also a further shed behind the main shed - Optional pressurised tank water systems with easy changeover to town water as required - Solar panels and systems with inverter in place - Extensive lawns and open space plus established fruit trees and plantings - The property is within walking distance to the many services, facilities and attractions that Winchelsea has to offer including public transport, shops, cafes and the Barwon River with its lovely walking tracks and reserves. Waurn Ponds, Geelong is approx. 20 minutes away on a dual highway and the delights of the Otway Ranges and the Surf Coast are also readily accessible via idyllic countryside drives. Expressions of Interest For further particulars contact Geoff Bennett on 0458 513 860.