

# 410 Considines Road, Modewarre, Vic 3240

## Acreage For Sale

Monday, 22 April 2024

410 Considines Road, Modewarre, Vic 3240

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 2 m2

Type: Acreage



Matt Poustie  
0400902146



Tony Hyde  
0401736136

## AUCTION - Saturday 18th May | 2:00pm

AUCTIONSaturday 18th May, 2024 @ 2:00pmTerms: 10% Deposit / 90 - 120 Day

Settlement\_\_\_\_\_ Sitting well back from the road and overlooking the rolling hills, surrounding paddocks and Mt Moriac in the distance, this modern family home blends the best of country living in a central location between Moriac & Winchelsea. Built circa 2005, the ranch-style family residence comprises of 3 spacious bedrooms (featuring a distinctive open plan master bedroom with WIR, spa bath, shower and separate toilet), a dedicated home office/study, 2 bathrooms and a light-filled kitchen with walk-in pantry, electric stove, electric oven, dishwasher and island bench. A spacious meals area adjoins the kitchen, leading to a family lounge space which takes in the exceptional country vista on offer. Further features include a large and functional laundry/mudroom, double auto garage (with internal house entry), security alarm system, wood fire, split system heating & cooling, double glazing throughout, electric hot water with solar boost and 120 000L\* house tank water. Externally, the property is a blank canvas with a fully fenced side paddock (approx. 2.2 acres) perfect for equine or hobby farming pursuits, with plenty of space for an arena or further shedding. Tradesmen are expertly catered for with an 18m x 9m\* machinery shed (power, security alarm system and a 22,000L\* water tank all connected), 2 wood sheds, a fixed-in 12m x 2.5m\* watertight shipping container plus an older shearing shed with adjoining 7.2m x 6m\* machinery shed. All of this is only a short drive to the Surf Coast beaches of Torquay & Anglesea, 18 minutes to Waurin Ponds Shopping Centre, Epworth Hospital & Deakin Uni, and the Princes Hwy/Ring Rd is close by for access through to the Geelong CBD (25 mins) & Melbourne (1hr 15 mins). A handy central location, relaxing countryside views and a low-maintenance rural property - this will surely excite growing families & tradies in one of the region's most sought-after areas! \_\_\_\_\_ \* Denotes approximate Please note that the red shipping container is not included in the sale however the green shipping container is included in the sale.