

# 45 Ayrлие Park Crescent, Korumburra, VIC, 3950

## Sold House

Friday, 20 January 2023

45 Ayrлие Park Crescent, Korumburra, VIC, 3950

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jack Gilchrist  
0411181577

## **THE BRIEF: Affordable Country Retreat on 2 Acres**

### **ITS ADDRESSED**

Set at the end of a quiet no-through road in a sought-after location, this lovely home offers the best of both worlds... surrounded by farmland with a gorgeous rural outlook, you can enjoy the peace and quiet of country living whilst still being a minute's drive to shops, schools and sporting facilities.

The quality-built brick-veneer residence is set back from the road and shaded by a range of beautiful established trees. A wrap-around verandah provides shelter through all seasons, giving you plenty of options to sit back and relax. The country-style kitchen offers plenty of storage space and electric appliances with a separate dining area to the left. Enjoy quality family time in the central lounge which is flooded with natural light and has direct access out to the covered alfresco area overlooking the paddocks.

There are three bedrooms all with built-in robes, serviced by the family bathroom with shower over bath and separate toilet/powder room. Keep comfortable with a gorgeous fireplace to gather around in winter plus reverse cycle heating and cooling. Energy bills are offset with a solar panel system on the roof and there is a spacious double garage attached to the house which would make an excellent rumpus room with large windows at the rear.

Enjoy complete privacy whilst you potter in the gardens outside and listen to the trickle of the seasonal creek that runs under the front driveway. The large paddock would be ideal for a few horses or sheep with a large animal shelter/storage shed. The home has been freshened up with new vinyl plank flooring and is ready and waiting for you to make it your own.

This is a fantastic entry-level lifestyle property with endless potential in a very sought-after pocket of like-minded families and retirees. If you've been craving the country air and want your children to grow up with some room to move, this is an opportunity you won't want to miss.

For more Real Estate in Korumburra, contact your Area Specialist Jack Gilchrist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.