

# 476 Panrock Reservoir Rd Black Range Via, Stawell, Vic 3380



## House For Sale

Wednesday, 12 June 2024

476 Panrock Reservoir Rd Black Range Via, Stawell, Vic 3380

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 4 m2

Type: House

**\$630,000**

This unique RAL built home is situated on a desirable 10-acre plot at the foothills of the Black Range and has stunning views of the Pyrenees. The home is completely off-grid, featuring a five kVA battery storage system, avoiding those ever increasing bills. The large open living/ meals area is filled with natural light and has a combustion heater keeping you warm on those winter days. Doors open to the raised decked area a perfect spot to unwind, entertain and enjoy the views. The kitchen includes ample cupboard and bench space, gas hot plates, and an electric oven, and opens to a side undercover deck area ideal for barbecues. The second bedroom features built-in robes and also opens to the deck. The main bedroom includes built-in robes and ensuite with a toilet, shower, claw foot bath, and vanity. There is a separate internal toilet with a hand basin for additional convenience. A spiral staircase in the living room leads to a sitting room and a second bathroom with shower, toilet, and vanity. This additional space with large rounded windows offers a peaceful retreat and has convenient access to under house storage—perfect for safeguarding your belongings from the elements. With established gardens, space for chooks, room for growing vegetables and a large mostly cleared paddock you have all the ingredients for a fulfilling rural lifestyle. Being close to both Stawell and Ararat is convenient too, offering the best of both worlds—peaceful countryside living with easy access to town amenitiesProperty Code: 3004