

61 Waranga Basin Road, Waranga Shores, Vic 3612



Lifestyle For Sale

Friday, 3 November 2023

61 Waranga Basin Road, Waranga Shores, Vic 3612

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 2 m2

Type: Lifestyle



Justin Barnett
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Steve Grima
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Asking \$750,000 to \$825,000

Introducing a unique opportunity to own your personal retreat in the charming area of Waranga Shores. Situated on a generous 4.94-acre parcel of land, with wonderful views of the beautiful Waranga Basin, this property is a true hidden gem. The house itself is comprised of 3 generous bedrooms, 2 bathrooms and boasts two separate living areas, providing ample breathing room for families or the perfect space for hosting guests. Climate control is a breeze with two Split System Reverse Cycle Air Conditioners and Ducted Evaporative Cooling, ensuring year-round comfort no matter the weather outside. The property is also environmentally friendly and economical to run with a 20-panel solar power system and two battery storage units making it an excellent choice for sustainable living. Step outside onto the full-length front and rear verandahs, a peaceful spot to enjoy a morning coffee or a tranquil evening, taking in the sweeping views. For those who enjoy outdoor entertainment, there's also a designated enclosed pergola area, perfectly positioned overlooking the 9m solar-heated in-ground pool and Waranga Basin. The home also provides secure parking with its double auto garage. As for storage, that won't be an issue with the enormous 18m x 7.5m Colorbond shed out back, complete with a fully self-contained bay. Adding to this properties appeal is the convenience of town water connection and 2 x 5000-gallon rainwater tanks, ensuring a reliable water supply. 61 Waranga-Basin Road is more than just a house on a plot of land; it's a lifestyle! It's about peaceful living, comfort, and enjoying the natural beauty of Waranga Shores. Located approximately 1km to the boat ramp this property is a perfect gateway to all your aquatic sporting pursuits. Don't let this opportunity pass you by. Contact us today to arrange your viewing.