

# 7 Bates Avenue, Korumburra, Vic 3950

## House For Sale

Friday, 15 March 2024



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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1383 m2**

**Type: House**



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**\$620,000 - \$670,000**

Welcome to your charming country cottage nestled on an expansive Approx. 1383m<sup>2</sup> garden allotment, offering a serene retreat amidst nature's embrace. This delightful 3-bedroom plus study home exudes warmth and character, boasting high ceilings adorned with decorative cornicing that adds a touch of elegance. Step inside to discover a meticulously crafted interior featuring built-in robes in the master and second bedroom, ensuring ample storage space for your belongings. The study or fourth bedroom provides a quiet sanctuary for work or creative pursuits, while the spacious hallway offers a huge storage cupboard for added convenience. Embrace eco-friendly living with a 5kw solar system equipped with two batteries, ensuring sustainable energy consumption year-round. Insulation in the walls and roof enhances energy efficiency, while a brand-new heat pump hot water service delivers reliable and efficient hot water supply. Step into the central family bathroom, thoughtfully positioned for utmost convenience. Prepare culinary delights in the well-appointed kitchen boasting a gas cooktop, while the separate laundry with a second toilet adds practicality to everyday living. Relax and unwind in the comfort of your living spaces, whether you choose to bask in the cosy warmth of the wood heater or enjoy the convenience of ducted heating in the floor during colder months, additionally two wall heaters thoughtfully placed in the living areas ensures every corner of the home exudes warmth and comfort. Stay cool and comfortable all year round with a split-system air conditioner providing optimal climate control. Outside, discover a haven of tranquility in the established gardens, complete with veggie patches for the avid gardener. Host gatherings with friends and family in the undercover entertaining area, perfect for alfresco dining and enjoying the picturesque surroundings. For those with hobbies or DIY projects, the double garage offers ample space for parking, with a large high workshop behind and rear lane access for added convenience. A roller door ensures secure storage for your tools and equipment, allowing you to indulge in your passions with ease. Experience the epitome of country living in this charming cottage, where modern amenities harmonise with timeless elegance, creating a welcoming sanctuary you'll be proud to call home.