

**70 Rodger Place, Bushfield, Vic 3281**



**House For Sale**

Friday, 17 May 2024

70 Rodger Place, Bushfield, Vic 3281

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Daryl Kenna  
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**\$969,000**

Nestled in the heart of picturesque Bushfield, 70 Rodger Place has all the hallmarks of a great family home with generously proportioned rooms, three living areas, a large kitchen and a massive, fully enclosed entertaining area. Step inside to discover dual living zones, providing space for both relaxation and privacy for the whole family. This much loved family home has the foundations to renovate and update into a modern property where a growing family can live and grow comfortably, with space for everyone. -Four robed bedrooms, the master bedroom with an en suite-Family wing with central bathroom and laundry-Three living areas-Host gatherings with ease in the fully enclosed outdoor entertaining area with a toilet and bar area-Two free-standing wood heaters plus an open fireplace-Split system air conditioner for all-season climate control-Two large freshwater tanks-Two bay garage with workshop, power and concrete floor-Hard wearing slate and tiles-Blackwood kitchen with walk in pantry-Two dining areasSitting in a tightly held, secluded court, the home is surrounded by wide open spaces and a woodland setting, lending itself to varied opportunities. Imagine the potential for adding a shed or even a pool (STCA), creating your own private oasis right at home. With approximately one hectare of land to play with, including a paddock at the rear and an open space at the front, the land lends itself to small domestic animals, or a home gardener aspiring to a self-sustaining lifestyle. Additionally, it serves as a serene escape from urban commotion, blending rural charm with nearby city conveniences, lying a short 7 kilometres north of Warrnambool's thriving CBD. Both Bushfield and Woodford are vibrant communities with amenities such as a primary school, sporting facilities, the Merri River and Jubilee Parkland, which are perfect for outdoor adventuring. This home is ready for a new owner to create lasting family memories and we invite you to realise the potential on offer. Contact us today to arrange your private inspection and discover the lifestyle that awaits in this tranquil retreat.