

**70 Warrak Drive, Bannockburn, Vic 3331**

**ANDREWS&CO**

**House For Sale**

Wednesday, 8 May 2024

70 Warrak Drive, Bannockburn, Vic 3331

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1 m2**

**Type: House**



Michael Stevenson  
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Brett Sager  
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**\$1,150,000 - \$1,200,000**

The charming street appeal immediately catches the eye with its country-style fencing guiding you towards the formal driveway, leading to the front garden, house, garage, and multiple sheds. This solid brick acreage home, constructed in the early 2000s, sits on approximately 3.25 acres and offers ample shedding and storage. Inside, the home retains much of its original character, with the exception of the recently renovated ensuite, presenting a neat, tidy, and move-in-ready space. Featuring four generously proportioned bedrooms, reminiscent of traditional builds, each offering garden views. The master bedroom, notably spacious, includes a walk-in robe and ensuite. The second living room boasts extra high vaulted ceilings, flooding the space with natural light and providing an ideal family living area. For a cozy atmosphere, the casual living/meals area is equipped with a woodfire, perfect for chilly evenings and fresh mornings. The functional wrap-around kitchen overlooks the rear yard and undercover alfresco area, ideal for hosting large family BBQs. Additionally, there is a double car garage attached to the house, along with ample parking and storage options for additional vehicles, trailers, or caravans. A separate out-building adjacent to the home offers versatility as a home office, art studio, or home gym. Utilities to the property include electricity, town water, tank water, and septic. With abundant greenery and space, the property offers endless possibilities, from domestic pets to horses, chickens, fruit orchards, or a vegetable patch. Nestled in a tranquil pocket of Bannockburn, surrounded by quality acreage properties, this home offers the convenience of being just a 2-minute drive from the Midland Highway and the Bannockburn town center, with Geelong's CBD a short 25-minute commute away.