

# 71-75 Greenside Grove, Moolap, Vic 3224



## House For Sale

Tuesday, 14 May 2024

71-75 Greenside Grove, Moolap, Vic 3224

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 1 m2

Type: House



Matthew Roberts  
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**\$1,300,000 - \$1,430,000**

Roll up your sleeves and reap the rewards! With plenty of hard work to be done, this property sale provides a rare chance to own an estate on a substantial allotment spanning approximately 1.17 hectares (2.89 acres). This Bell & Fulton-built property presents more than just a residence; it beckons a lifestyle that balances countryside tranquility with the convenience of nearness to Geelong (5 5-minute drive). Featuring a spacious floorplan, expansive exteriors, and a welcoming circular driveway, this is your opportunity to provide your family with the space they crave. While the interiors await restoration to their former glory, this floorplan was unmistakably crafted as an idyllic dream home. Boasting three distinct living areas, a dedicated home office, and a formal dining room, it presents a generously spacious layout perfect for expanding families. The ample bedrooms showcase walk-in robes, built-in desks with category 5 cabling, while the central hub of the house features a chef's kitchen complete with stone benchtops, an island breakfast bar, a gas cooktop and rangehood, double ovens, a walk-in pantry, and a double sink that offers views of the backyard. Main Features Include:- 5 beds, 3 baths, Double Garage w/ remote & Double Portico- Master Suite: French doors, ensuite w/ jacuzzi & Walk-in Robe- Ranch Style: 9ft ceilings, ample storage, timber floors, tiled wet areas- Utilities: Mains water & electricity, 2 septic tanks, bottled gas - Large powered shed measuring 18m x 9m, featuring a w/c, 15 amp power points, a wash basin, and a separate septic system.- 1.17ha / Rural Living Zone This property offers an excellent opportunity for a sustainable lifestyle, hobby farming, and tradespeople, featuring ample sheds, workshops, and on-site storage. Its rustic setting blends convenience and charm, with easy access to public transport, Geelong Flower Farm, shopping centers, schools, and the Bellarine Rail Trail. The Geelong CBD and Bellarine Peninsula are just a short drive away. Multiple carports and sheds provide extensive parking and workshop space, ideal for tradespeople or enthusiasts. With endless possibilities, this property is certainly worth a visit. Disclaimer: Hayeswinckle has taken every precaution to ensure the information contained herein is true and accurate however the information about this property has been supplied to us by 3rd parties, and while we have no cause to doubt its accuracy, we provide no guarantee. We cannot attest to the functionality of any fixtures, fittings or inclusions, and "buyers" must carry out their own due diligence prior to making any bids or offers. We recommend all interested parties review the Consumer Affairs Victoria due diligence checklist and engage professionals to survey the current condition of this property before attempting to buy.