

**72 Aireys Street, Elliminyt, Vic 3250**



**House For Sale**

Thursday, 26 October 2023

72 Aireys Street, Elliminyt, Vic 3250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Chris Peeters  
0409174976



Wayne Mackrell

**\$1,020,000 - \$1,075,000**

Country lifestyle properties that offer a uniqueness of individuality, in a private and peaceful setting are a rare gem, making this an opportunity not to be missed. Upon entering, you'll be captivated by the warmth and relaxed atmosphere throughout the entire home. A blend of polished floorboards, painted timber lining boards and exposed brick, along with large windows, quality fittings and fixtures compliment the property. All three bedrooms include built-in-robos with blinds and new carpet. The open kitchen and dining area adjoin the lounge that provides direct access to the veranda. The home is comfortably heated with the wood fire and split system that are centrally located in the living area. The fabulous wide veranda semi encompasses the home with a great outside entertaining area with deck and spa. A large double carport and a 16 x 8 metre shed/workshop with a built-in workbench and two enclosed rooms are an appealing extra. Additional features include a security system, mature trees, automated watering system, well fenced paddocks and town water. For horse enthusiasts this property comes with stables and shelters and comprises of two main paddocks. Set on approximately three acres just on the fringe of Colac, only a five minute drive from the CBD and in close proximity to schools, Blue Water Fitness and library. This property provides the perfect blend of privacy and accessibility, once you inspect you will be suitably impressed. Inspections by appointment only. All precautions have been undertaken to establish the accuracy of the above information. Interested parties should make and rely on their own enquiries in relation to all aspects of this property.