

**731 Melrose Road, Cooriemungle, Vic 3268**

**Falk & Co**

**Sold Lifestyle**

Friday, 8 September 2023

731 Melrose Road, Cooriemungle, Vic 3268

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 2 m2**

**Type: Lifestyle**



David Falk

0407878213

## Contact agent

Situated on 7 acres of pasture and privacy with panoramic northern views over the Cooriemungle Valley and Otways. Looking for a project? Put your mark on this one! This peaceful part of the country is also only minutes from the famous Great Ocean Road and 12 Apostles. Centrally located between Timboon, Port Campbell and Simpson townships and conveniently on school bus routes. The residence comprises of an entrance hall, three bedrooms master with walk in robe, All serviced by a family bathroom. Spacious kitchen dining area with gas stove and walk in pantry that opens into the lounge room heated by a large wood fire and reverse cycle. Enjoy separate zones with the family room and not mention the all-weather entertaining area. Magnificent 100 foot by 30 foot machinery shed, one main four acre paddock watered by a dam and an old dairy that could be converted to a Farm Shop.