

# 75 Arnolds Road, Koonwarra, Vic 3954

## Acreage For Sale

Wednesday, 10 January 2024



75 Arnolds Road, Koonwarra, Vic 3954

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: Acreage**



Irene Walker

**\$1,850,000 - \$1,920,000**

Prepare to fall in love as you meander the curved tree-lined driveway, to discover this contemporary Victorian-style country home. Built in 2009, this quality architecturally designed home, is situated on approximately 3 acres, overlooking much larger rural properties, with uninterrupted panoramic views across the Tarwin Valley, as far as Wilsons Promontory. At the end of a country lane, it is secluded, private and quiet, with abundant bird and native wildlife creating the only "noise". The family, dining & kitchen are the heart of the home. Spacious, flooded in natural light, with Tasmanian Oak timber floors, and the centerpiece Cheminée's Philippe double sided wood fire set in Mount Angus Sandstone. Comprising of a country style kitchen with beautiful blackwood bench tops, quality appliances, and walk in pantry, an expansive dining space with 4m pitched roof and soaring glass picture windows, and comforting family lounge. The east wing, wrapped by the charming veranda, includes a classically styled formal lounge, and across the wide hallway you will find the master suite with spacious walk-in robe, ensuite complete with deep bath set in bay window, walk in shower, and separate toilet. The additional three queen size bedrooms are located in the west wing, each with generous built in robes, desks and spectacular views, with their own rumpus/ third living room, which has direct access to a north facing deck and is bathed in natural light. The family sized bathroom, separate powder room, & enormous laundry with direct under cover access to garage are also in this wing. Storage throughout the house is plentiful, including a custom storeroom. Established trees throughout a low maintenance garden including vegetable garden with raised beds, numerous productive apple, and citrus trees. and the tree lined driveway with ornamental Manchurian Pears providing 4 seasons of spectacular displays. Quality boundary and internal electric fencing, currently divided into 3 paddocks, which has until recently, serviced a horse and 2 companion sheep. Ideally suited to small flock of sheep and/or a horse or two. Separate 5 bay shed (18m x 7.5m) ideal storage for all your toys, boat, caravan, or horse float. 90,000L water tank storage providing ample water for the residence & property. 1500 metres to the Great Southern Gippsland Rail Trail, 6mins to Meeniyah, 10mins to Leongatha, 20mins to Inverloch, and an easy 90min to SE suburbs of Melbourne. This exceptional country home is a rare gem in a magnificent location. If you have been searching for a modern, stylish country residence, then this is most worthy of your consideration. To arrange a personal inspection, please contact Irene Walker at SEJ Real Estate.