

**78 La Cote Road, Greendale, Vic 3341**



**Sold House**

Saturday, 2 September 2023

78 La Cote Road, Greendale, Vic 3341

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 9712 m2**

**Type: House**



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**\$826,000**

In the much sort after hamlet of Greendale is the perfect opportunity to buy your own slice of native paradise. Set on 2.4 acres of land, home to an array of native birdlife and animals, is this very charming and private home. Enter via a red brick verandah you are immediately struck by the impressive, exposed timber beams and posts used in the home's construction, providing a warm and inviting ambiance. The open plan kitchen features a timber island bench, dishwasher, gas cooktop and electric oven and large pantry. The adjacent dining area is perfectly located with direct French door access to the paved, covered alfresco area, making entertaining family and friends a breeze. A sunken lounge provides a cosy space to read, relax or enjoy your favourite show while still being part of the action. Upstairs features three good-sized bedrooms with new carpet, the master with a full-length wall of built-in-robos and large picture box window to wake each morning to a view of the glorious tree-tops. Two further bedrooms feature vaulted ceilings and built-in-robos. The bedrooms are joined by the perfect light-filled study nook for children's homework or a spot to check your emails. The central bathroom includes a nice deep bathtub, shower, and vanity adjacent to a separate toilet, Euro laundry and large mud room. Adjoining the home is a very large Studio space perfect for a work from home office, additional accommodation, or creative pursuits. It features polished concrete floors, exposed beams, kitchenette, and plenty of light streaming through the windows. The space also provides direct access to the one car garage | workshop. Outside you'll find a fully fenced house block where kids and pets will be safe and secure, while the native setting beyond features a runoff dam, old train carriage with scope to restore this fabulous piece of history and plenty of room to enjoy all that nature has to offer. Greendale is a one-hour drive to Melbourne via the Western freeway, and 15 minutes to the township of Ballan where you can connect to the V/line service, shops, hospital, and schools.