

790 Corangamite Lake Road, Coragulac, Vic 3249

Lifestyle For Sale

Wednesday, 24 April 2024



790 Corangamite Lake Road, Coragulac, Vic 3249

Bedrooms: 5

Bathrooms: 2

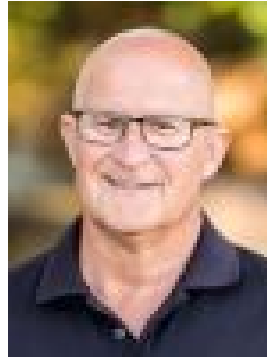
Parkings: 12

Area: 1 m2

Type: Lifestyle



Andrea Ivermee



Stuart Nelson
0418145811

\$999,000 - \$1,098,000

Built in the late 1800s and relocated to Coragulac, this property has been thoughtfully renovated highlighting the stunning period features of the era. Set on 1.46 hectares, there is so much to love about 790 Corangamite Lake Road. From the extensive floorplan offering five large bedrooms with their own charming characteristics, two bathrooms as well as an office. Each room is enchanting with the intricate wooden 14ft ceilings, fireplaces, picture railings, tessellated tiling and magnificence only homes of this calibre can provide. This property welcomes the largest of families, their guests and those with a true appreciation for historical architecture. More recently, the exterior has been renewed, now boasting low-maintenance steel cladding and insulation, aluminum windows (some double glazed), as well as solar panels and a Tesla Powerwall on the shed – all of which have weather-sealed the house and dramatically reduced the power bills. The addition of the triple-wide sliding door from the living room to the west facing decking has increased the light in the living room and created a flow on space to the entertaining and fire pit area. The two existing decks have recently been extended, and together with the front verandah, offer ample outdoor space to sit and enjoy the rural lifestyle. Since 2020, there have been 20+ trees/bushes planted around house including many local native species. The raised veggie boxes and orchard are ready to feed the household seasonally. The 15m x 15m shed with double door, lined walls, concrete floor, engineered rafters and room to enjoy a drink in your very own mancave. The design may suit those with horses and converted to stables or for use as a business. The adjoining 6 x 6m carport provides more storage and vehicle or machinery accommodation. Situated in the foothills of the lakes and craters district, the vistas extend to the Warrion Hill and in the other direction towards Lake Colac. The location is within a short drive to Coragulac Kindergarten, St Brendan's Primary School and to the milk bar in Cororooke for the paper and a coffee each morning. Additional Features - ☑ Stumps with termite capping - ☑ Renewed wiring and plumbing - ☑ Tank water and town water available at the flick of a switch - ☑ House meets 6 star energy requirements