

**850 Hendy Main Road, Moriac, Vic 3240**

**Sold Acreage**

Wednesday, 17 April 2024

850 Hendy Main Road, Moriac, Vic 3240

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 8**

**Area: 4212 m2**

**Type: Acreage**



**Matt Poustie**  
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**Tony Hyde**  
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**\$1,257,500**

Perfectly positioned in the highly sought-after township of Moriac, this spacious family residence on over 1 acre of land blends an outstanding rural lifestyle with the attractions of the vibrant Surf Coast on your doorstep and the convenience of Geelong being only a short drive away. Tucked away behind a cluster of established trees and an auto sliding gate for extra privacy, the renovated family residence enjoys solitude and serenity whilst being only a short stroll into town. Offering 4 generous sized bedrooms plus a dedicated study nook, a centrally located family bathroom with separate toilet, a spacious laundry/mud room and a large kitchen enjoying great natural light, plenty of bench space & storage plus modern appliances (incl. a Euro electric stove and oven and Omega dishwasher). The hub of the home is an expansive dining & adjoining lounge area which enjoys a large open fire place and lovely views across the established gardens and lawn area. The home also enjoys split system heating and cooling, a secondary Coonara/wood fire (located in the main entrance), 2 heat pump hot water units for extra efficiency and town/mains water connected. Outside there is plenty of space for kids and parents alike, featuring an expansive veggie garden, pergola area for entertaining, a fully fenced, secure rear yard for a pet plus a new 20m x 9.9m machinery shed/garage (fully lined/insulated walls & roof, electricity connected, auto remote roller door entry height 3.2 metres), which is absolutely perfect for a tradie, as a recreation/gym space or for caravan/boat storage. The vibrant township of Moriac continues to be a hotspot for families looking for acreage living within close proximity to Geelong and boasts the recently renovated General Store café, a very well-regarded primary school & pre-school/kinder, vet clinic, medical clinic, Newling Reserve park and tennis courts, Barwon Valley Pony Club (located at the Mt Moriac Equestrian Facility) and the Mt Moriac pub just up the road. Shopping and town amenities are close by with easy access onto the nearby Princes Hwy/Geelong Ring Road to Waurin Ponds Shopping Centre (12 minutes), the Highton Village (18 minutes), Deakin University (12 minutes), Epworth Hospital (13 minutes) and the Geelong CBD & waterfront (25 minutes). Located on the doorstep of world-famous Surf Coast beaches (Torquay, Bells & Anglesea) plus the picturesque Otway Ranges within easy reach, this is one not to be missed!