

# 92 Lavers Hill-Cobden Road, Cobden, Vic 3266

## Sold House

Saturday, 28 October 2023



92 Lavers Hill-Cobden Road, Cobden, Vic 3266

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1 m2

Type: House



Wilson's

## Contact agent

Beautifully located so you can enjoy the rural outlook across the valley and still only be a 5 minute walk from the centre of town, a 20 minute (approx) drive to Port Campbell & Great Ocean Road and a 40 minute drive to Warrnambool, this 4 acre (approx.) tree lined property offers a great lifestyle opportunity. The 3 bed vinyl clad home is well presented and maintained and boasts a jarrah timber kitchen with dishwasher and electric cooking. A lovely wood combustion heater provides warmth to the open plan kitchen/dine/living area while a split system air conditioner and ceiling fan deliver multiple options for year round comfort. The 3 bay garage (10.5m x 9m) contains a mezzanine floor for storage plus has enough room for your vehicles and a man cave if you desire. There is also an additional studio/bedroom with ensuite alongside the shed which offers many uses and options. Outside you will also find a large undercover entertaining area, fire pit area, wood shed, chicken coop, stock ramp and fruit trees. Two paddocks sit at the rear of the property perfect for a few animals, plus there is a smaller third paddock at the side. A new septic tank has also just been installed. Other features include aluminium windows and pull down external blinds. This is a lovely family property with so much to offer. Call to arrange your inspection now. Disclaimer: For Statement Of Information & Due Diligence please head to our website at [www.wilsonswarrnambool.com.au](http://www.wilsonswarrnambool.com.au). All measurements are correct to the best of our knowledge, as provided by property owners and external websites. Please complete due diligence to confirm.