

**141 Emmeline Dr, Gisborne, VIC, 3437**

**Sold Acreage Semi-rural**

Wednesday, 18 September 2024



141 Emmeline Dr, Gisborne, VIC, 3437

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: Acreage Semi-rural**



Jason Kennedy  
0354282544

## **Ideally located rural retreat on highly usable 3.78 acres (approx.)**

In a sought-after location, on a picture perfect 3.78 acres (approx.) allotment, 141 Emmeline Drive is an opportunity not to be missed.

This country retreat offers the peace and tranquility of rural living, within minutes of Gisborne town centre.

With scope to personalise further, the property already offers a spacious floorplan with multiple living areas and a highly impressive undercover alfresco - complete with decked area, ceiling fans and outdoor kitchen, making it ideal for year-round entertaining.

The galley style kitchen looks through to the living / dining area and includes wall oven, gas cooktop and dishwasher. There is an adjacent lounge with timber flooring that features a slow combustion wood heater, perfect for Gisborne winters.

The dedicated study space is great for those who wish to work from home or alternatively could be used as a playroom by those with a younger family.

Accommodation comprises four bedrooms - the master suite has a recently updated ensuite & generous WIR. The centrally located, renovated family bathroom, services the further three bedrooms, of which one has a WIR and another a BIR.

Additional features include:

- ☑ Ducted Evaporative Cooling
- ☑ Parquetry and timber flooring
- ☑ Double garage and double carport
- ☑ Multiple water tanks
- ☑ Quality fencing
- ☑ Chicken coop
- ☑ Additional garage/shed
- ☑ Garden shed

Surrounded by executive lifestyle homes, this property is approximately 2.75km from the Gisborne town centre and offers easy access to the Calder Freeway. Inspection will allow full appreciation of all this property has to offer.

Please note the property is currently tenanted until October 2023 - \$3476 p.c.m.

**\*\*\*PHOTO ID & QR CHECKIN REQUIRED AT ALL INSPECTIONS\*\*\***

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the Vendor or Agent. All prospective buyers must undertake their own due diligence.