

# 7711 Princes Highway, Garvoc, VIC, 3265



## Acreage Semi-rural For Sale

Sunday, 8 September 2024

7711 Princes Highway, Garvoc, VIC, 3265

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 7**

**Type: Acreage Semi-rural**

## MODERN COUNTRY LIVING ON ACREAGE

Embrace the country lifestyle with this modern 3-bedroom, 2-bathroom, 2 living home, located a mere 20 minutes from Warrnambool. Set on a picturesque 2.8 acres (approx) over 3 titles, this property offers the perfect blend of modern comforts and rural charm.

The heart of the home features an open-plan living and kitchen area, and a split system for year-round comfort while the kitchen boasts an island bench, electric cooking and a dishwasher. Step outside to the undercover alfresco area off the kitchen/dining room, perfect for enjoying quiet evenings.

The property is equipped with a large 3 bay high clearance shed, ideal for storing caravans, boats, cars or farm machinery. There is also a carport and double garage under the main roof of the home.

Other features include 2 paddocks with excellent fencing, cattle yards, animal shelters, rainwater tanks and access to mains water suitable for irrigation.

This stylish home is perfect for families or hobby farmers plus there is also an opportunity to purchase a further 4.6 acres (approx) nearby that you can walk your cattle to.

Don't miss the chance to make this charming property your own!

### 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.