

**101 Woori Yallock Road, Cockatoo, VIC, 3781**



**Sold House**

Sunday, 6 October 2024

101 Woori Yallock Road, Cockatoo, VIC, 3781

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Riley Nicholas



Sue Colic

## **SPRAWLING OASIS SET ON OVER AN ACRE WITH TWO TITLES**

Nestled amidst lush botanical gardens, sprawling lawns, and verdant orchards, this exquisite residence enjoys a prime location in the vibrant hills suburb of Cockatoo. Purposefully designed to capture the breathtaking panorama of the surrounding landscape, this stunning home offers an unparalleled living experience.

Upon entering, you're greeted by a sense of opportunity and potential. The home exudes charm with its high ceilings, expansive windows bathing the interiors in natural light, and spacious living areas adorned with polished timber floors. The centrally located kitchen, equipped with stainless steel appliances, dishwasher, and an island bench, fosters seamless entertaining, allowing hosts to effortlessly engage with guests while preparing culinary delights.

Two generous bedrooms, complete with robes, are serviced by a family bathroom, while the flexible floor plan accommodates the option for a third bedroom if desired. The seamless integration of indoor and outdoor living is showcased by the undercover verandah, perfect for alfresco dining or simply soaking in the serene ambiance while enjoying views of the vibrant birdlife.

The enchanting garden is a year-round delight, boasting majestic canopy trees providing shade in summer, a kaleidoscope of autumnal hues, and a riot of spring blooms. Meandering paths lead to various destinations, including a studio/gym with a powder room, laundry, and a deck offering a tranquil work environment amidst nature's splendor.

Spanning a generous 4412m<sup>2</sup> across two titles, the property offers endless potential (Subject To Council Approval). Additional features include a chook shed, tool shed, garage, greenhouse, and more.

Conveniently located within walking distance of Cockatoo's main shopping precinct, restaurants, and primary school, this home caters to professionals, families, first home buyers, and astute investors alike. With its picturesque setting reminiscent of renowned wedding venues and high tea establishments, this residence offers a unique blend of opportunity and refinement. Experience the epitome of hills living – seize the opportunity to make this exceptional property yours today.

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