

# 13 Nyora Road, Poowong, Vic 3988

**AREA SPECIALIST**

## House For Sale

Tuesday, 25 June 2024

13 Nyora Road, Poowong, Vic 3988

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 988 m2**

**Type: House**



Jack Gilchrist  
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**\$680,000 - \$720,000**

Set right in the heart of the quaint township of Poowong, this beautiful property has been cherished by the same owners for almost 30 years and is now ready for a new family to enjoy. Immaculately maintained, perfectly presented and sitting on just under ¼ acre with the best view in town, this is one you won't want to miss. A wrap-around bullnose veranda welcomes you into the spacious main kitchen, family and meals area. Soaring high ceilings and dado panelling add a touch of character with quality carpets and vinyl plank flooring throughout. The functional kitchen has plenty of storage space, a gas cooktop and electric Smeg oven. At the rear, the main lounge is set around the cozy fireplace and flows directly out to the covered alfresco, showcasing a truly breathtaking view to enjoy year round with quality ZipTrack blinds to protect you and your guests from the elements. The spacious master suite at the front is a true retreat with plantation shutters, abundant storage and a full ensuite with oversized shower. The remaining two bedrooms are a comfortable size and are serviced by the renovated family bathroom, complete with corner shower and a separate bath. The laundry is well appointed with built-in cabinetry and has direct access outside. Stepping outside, the view can be enjoyed from anywhere in the huge backyard, a true gardeners paradise with veggie gardens, plenty of shedding and the all important lemon tree, all securely fenced for children and pets to enjoy safely. Vehicle storage is covered with a double carport, single lock up garage with power and an extra concrete pad at the front, ideal for the boat or caravan! The current owners haven't seen an electricity bill in 5 months, courtesy of the impressive 26 panel solar system on the roof, feeding back into the grid. This is an honest, solid and well maintained home and all just meters from all that Poowong has to offer including the IGA supermarket, the local pub, hairdresser, day spa, post office and café. For more information or to book a private inspection, give us a call today! Looking to buy, sell or rent in South Gippsland? Get in touch with your expert team today and call Jack Gilchrist on 0411 181 577 or Jassy Batrouney on 0428 294 388 or pop into our office at 8/43-49 Little Commercial Street, Korumburra. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.