

**224 Woori Yallock Road, Cockatoo, Vic 3781**



**House For Sale**

Saturday, 29 June 2024

224 Woori Yallock Road, Cockatoo, Vic 3781

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 9591 m2**

**Type: House**



Sue Colic

**\$700,000-\$770,000**

Discover this unique property offering a delightful blend of natural beauty and modern comforts. Nestled on just over 2 acres, minutes from Cockatoo Township and a short drive from Emerald's shops, supermarkets, and cafes, this land is a rare find. The home features a new kitchen and bathroom, ensuring contemporary convenience and style. New concrete stumps provide peace of mind. New flooring in select areas enhances the interior's appeal, while a wood heater and split system ensure comfort in all seasons. Two light-filled bedrooms offer a serene retreat, and new front and rear decking provides perfect spaces for relaxation and entertaining, complemented by a recently installed roof. The property includes old shedding and a carport, with ample space in the back paddock for a horse or other animals. With just over 2 acres of flat, sunny land, the possibilities for gardening, recreation, or further development are endless. Enjoy the bounty of established fruit trees, including a variety of citrus and two macadamia trees, peach, nectarine, apple, plum and cumquat trees, plus a vegetable patch perfect for fresh, homegrown produce. Access is easy through gates off a sealed road, ensuring convenience and security. Situated in a peaceful setting yet close to essential amenities and charming local towns, this expansive property is a rare opportunity not to be missed. Act now to secure your piece of paradise.