

340 Coragulac Beeac Road, Warrion, Vic 3249

House For Sale

Wednesday, 10 January 2024



340 Coragulac Beeac Road, Warrion, Vic 3249

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



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\$798,000

"What we love about the property" (agent's perspective) Discover the allure of a bygone era in this four-bedroom home with vistas of Warrion Hill and Red Rock. Boasting a generous 3.16 acres (approximately), this charming property is surrounded by farmland where the owners have created the most idyllic lifestyle for you to step into and enjoy. 340 Coragulac-Beeac Road is a dream country living property. "What the property has on offer" (property perspective) Step inside to uncover a treasure trove of period features, including picture rails, original sash windows and doors that can be traced back to various historical buildings. Practicality meets elegance with two of three bedrooms featuring built-in robes and the master with a walk-in dressing room. A common bathroom with separate toilet, plus a second bathroom and separate toilet at the back door for ease of access from outdoors. The art studio provides an excellent setting for artists or individuals seeking a home office for remote work, with its own private outdoor deck (also adjoining the master bedroom) and views to the garden landscape in three directions. The kitchen, complete with Nectre baker's oven, electric free standing cooker and dishwasher adjoins the large living room, both bathed in afternoon sun. Outside, mature trees create a picturesque setting in a park-like garden, offering both shade and privacy. An extensive fruit orchard, green house, hothouse with established veggio gardens and berry garden are also on offer. A double car garage and a well-equipped work shed with a concrete floor and power cater to the needs of trades and hobbyists alike. Embrace the spirit of family living, with an alfresco area and enclosed gazebo, perfect for entertaining during the summer months. Additional features include: - Wood heating and reverse cycle air conditioning - 10 solar panels to reduce electricity bills - Both tank and town water connected - Double glazed windows on both the Northern and Western sides of the home - Extensive roof and wall insulation - Fenced paddocks, water troughs and stockyard for cattle - A corner woodlot and cypress pines windbreak boundary There are two nearby Primary Schools, a kindergarten and the school bus travels to town from the roadside out the front door. The residence has been under the ownership of just two families, with the present proprietors having held ownership for a span of 50 years. "What you love about the property" (vendor's perspective) "I love the garden and the rural setting. Each room has views of garden enclosures inviting the outdoors inside. Everyone that visits talks about the lovely feel of the house and its ambience. The volcanic loam soil is also very productive and the neighbours are fantastic, so friendly". Lifestyle properties with so much history are few and far between, so don't let this opportunity slip through your fingers. With so many of us searching for a healthy balance of lifestyle, space and convenience, 340 Coragulac-Beeac Road stands out as the ideal property. An inspection is a must to truly grasp the essence of this unique opportunity. **DISCLAIMER:** While utmost care has been taken to verify the accuracy of the information provided above, it should not be construed as a representation by the vendor or the agent/agency. 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.