

4731 Hyland Highway, Won Wron, VIC, 3971



House For Sale

Monday, 19 August 2024

4731 Hyland Highway, Won Wron, VIC, 3971

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

QUIET & SPACIOUS WITH A MAGNIFICENT VIEW!

This amazing home is only a minutes' drive from town, beautifully renovated & set on a lush 3025 sqm, a half-acre (approx.) with a further quarter acre (approx.) leased which comes with the dwelling next door. With large rooms that can be zoned, perfect for heating/cooling & entertaining, the wow factor you will feel walking through this home is only matched by its beauty & welcoming aura. Boasting four spacious bedrooms plus a study, perfect for the growing family, astute investors, or retiree as well as the handy floor plan is great for those who choose to work from home. Master bedroom with large ensuite, walk-in robe & parents/retreat/study/nursery or additional office with separate French doors opening to the verandah. Huge main central bathroom with double vanity, shower & spa bath, laundry & separate toilet and ensuite will comfortably accommodate the entire family. Two living areas include an expansive lounge with a cosy fireplace & room for a large dining table, and the second living room adjacent to the kitchen, ideal for supervising the kids or entertaining family & friends whilst cooking & enjoying a glass of wine from local Toms Cap Winery rivalling the best wineries. The smart modern kitchen with quality appliances includes 4 gas burner stoves, a dishwasher & ample cupboard space, a fabulous walk-in pantry or host BBQs with friends & family on the paved entertaining area overlooking the leafy established garden with ample fruit & blossoming trees & friendly local visitors including King Parrots, Crimson Rosellas as well as many more. Fully fenced to contain animals with outdoor areas and property perfect for animal lovers with adjoining outdoor room and undercover area. Heating & cooling includes a Coonara wood heater, open wood fireplace, and three split systems combined with 6.6KW solar panels. Hot Water service is less than one-year-old.

Some extra features include a romantic gazebo, various shedding & storage to park your vehicles, boats or even the caravan, which is great for tradespeople too. Large laundry, office with 2 desks/workstations, 3 toilets, 2 bathrooms, ceiling fans in bedrooms, water tanks include 3 x 5000 litre, 1x 1200 litre & own bore water access too. Remote double lock-up garages plus 2 carports and a fantastic 1000 sqm of land leased for \$135 per annum from the minister of energy, environment & climate change with an established veggie garden. A fantastic addition that can be used for a growing business for those wanting more space, storage, or an even bigger garden. Named Casetta Bennadetto, (meaning Blessed Cottage) it is in Won Wron (zoned Rural Living 2) adjacent to Won Wron Recreation Reserve & open farmland and 10 minutes to Yarram. Local attractions include Tara Falls for 30 mins, Woodside Swimming Beach for 23 mins, Toms Cap Winery with Restaurant overlooking the vineyard and indoor/outdoor dining for 14 mins.

Don't Wait! Call or text Lee on 0438 533 066 or email lee.botsios@raywhite.com today as these rare & scarce properties don't last long.

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