

**15 Ryans Ln, Coragulac, VIC, 3249**



**Rural For Sale**

Wednesday, 18 September 2024

15 Ryans Ln, Coragulac, VIC, 3249

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**

## COUNTRY CHARM ON THE TOWNSHIP FRINGE

### " CORAGULAC COTTAGE"

#### LIFESTYLE HOBBY FARM MARKET GARDEN AIR BnB INVESTMENT

This charming 4-bedroom Western red cedar home set on 2.4 acres offers the ultimate in rural living whilst being close to a kindergarten, primary school, shops and a theatre/gallery and is minutes from the town. Each of the four bedrooms have built in robes. The master bedroom has an ensuite and walk in fitted robe and has the added benefit of a reverse cycle air-conditioner. Each room has picturesque views of the landscaped gardens.

The heart of the home is the open-plan kitchen and family room, perfect for gatherings and preparation of gourmet delights with a Stanley slow combustion stove and ceiling fan. A separate lounge room has the added benefit of an additional solid wood heater and a reverse cycle air conditioner, inviting year-round enjoyment. A centrally located family bathroom has a shower and bath.

Set in landscaped gardens the fully fenced front and back yards offers opportunities to enjoy playing with the children or your pets or just relaxing. Additional features of the property include whole of house evaporative cooling, double garage and workshop, mains water, rainwater tanks, solar system (new), multiple sheds and sealed road frontage.

For the entertainers, we have a fantastic outdoor undercover entertaining area with plenty of bench space for your outdoor cooking needs. For the gardeners, a separate vegetable garden with raised beds and a quirky potting shed add to the country charm.

This versatile property is a short drive from Colac, Geelong, and Camperdown.

Don't miss the chance to call it home.