

200 Swan Marsh Road, Pirron Yallock, VIC, 3249



Rural For Sale

Wednesday, 18 September 2024

200 Swan Marsh Road, Pirron Yallock, VIC, 3249

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: Rural

Country Comforts Await

ANNABELLE COTTAGE

Located just 13 minutes from Colac, this charming weatherboard home (CIRCA 1920) is a haven of country comfort with modern conveniences. Set on a manageable 979 m² parcel of land, the property features a well-maintained iron roof and a beautifully landscaped garden adorned with various plants. The wrap-around veranda offers a serene spot to relax and enjoy the peaceful surroundings.

The home boasts three cosy bedrooms, all carpeted for added warmth, with one featuring built-in robes and the second bedroom features detailed ceiling work and a large West facing window supplying the room plenty of natural light. An additional office or studio space, which could serve as a fourth bedroom with its loft, provides versatile living options. The renovated kitchen is a chef's delight, equipped with gas cooking, an electric oven, and a dishwasher for ease of meal preparation.

The heart of the home is the inviting lounge room, complete with a reverse cycle air conditioner and a solid wood heater, ensuring comfort throughout the seasons. A renovated bathroom includes a shower, toilet, and bath, catering to all your needs.

The property also includes a large 8m x 10m steel lock-up shed with power and a concrete floor, offering two car spaces and a workshop area. For those conscious of water conservation, there's a good supply of rainwater via an underground tank, pressurized to the house.

The secure front and back yard, sealed road frontage, and concrete driveway add to the convenience of this lovely country retreat, making it the perfect choice for buyers seeking a blend of rural tranquillity and close proximity to town amenities.