

**203 Farrells Road, Warrion, VIC, 3249**



**Sold Rural**

Wednesday, 18 September 2024

203 Farrells Road, Warrion, VIC, 3249

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**

## OUTSTANDING LIFESTYLE PROPERTY

Presenting a captivating, meticulously maintained weatherboard residence surrounded by farmland, this beautiful property harmoniously combines comfort and elegance. Graced with splendid floorboards throughout, the home boasts a warm ambience that resonates in every room.

Situated on a manageable 6-acre parcel of land, the property is divided into 3 paddocks, ensuring versatility for various uses. A private tree-lined driveway welcomes you, setting the stage for the serenity that awaits within.

Outdoor living is a delight, featuring an undercover BBQ area, perfect for entertaining. The second east-facing entertaining area, seamlessly connected to the main living space, bathes in natural light and provides a picturesque setting.

This residence comprises 5 bedrooms, 4 with built-in robes, offering ample accommodation. The large open-plan kitchen, dining, and living area exudes warmth, equipped with a reverse cycle air conditioner, solid wood heater, and double-glazed windows. The family bathroom impresses with a shower and separate bath while a second bathroom incorporates a convenient European laundry

The property's allure extends outdoors, encompassing a well-established and landscaped garden, a delightful fruit orchard, and a thriving veggie garden. An elevated area with a fire pit overlooks the surrounding farmland, offering a perfect spot for relaxation.

Additional features include a formal living room with reverse cycle air conditioner, town water connection, 50,000-litre tank water supply (as backup), a sizable solar system combined with solar-boosted electric hot water service, and a large 20-meter x 10-meter lockup shed with a concrete floor and power available. Further amenities include an additional 2-car garage, a chook house with a run, garden shed and a convenient one-car carport. This property harmonises convenience, luxury, and natural beauty in a truly enchanting setting