

**744 Willung South Road, Gormandale, VIC, 3873**



**Rural For Sale**

Friday, 27 September 2024

744 Willung South Road, Gormandale, VIC, 3873

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**



Brendan Williams  
0419811546

## **NATIVE BUSH OASIS IN A PRIVATE SETTING - INSPECTIONS AVAILABLE FROM WED 2ND OCTOBER**

When nature provides this level of natural beauty you secure it! Situated on a nice quiet local traffic road and surrounded by daily activity of native habitat, this unique and charming little cottage is exactly what you're looking for.

Set on approximately 19.59 hectares (48.4 acres) boasting tall standing native bush with up to 3 acres of cleared area around the home keeping the feel of privacy and remoteness although close enough to convenience store, primary school and recreation facilities just 8mins away.

Central to the land the 2 level, 3-bedroom, 1 bathroom weatherboard cottage offers the great Australian country character blends into the landscape. The ground floor features open plan living, dining and kitchen with bottled gas cooking, along with the master bedroom including double built-in robes and walk through separate bath/shower bathroom, also accessible via the laundry.

Upstairs featured a huge open plan second bedroom boasting elevated rural outlooks, this third bedroom area could potentially be converted into master suite with walk in robe and ensuite or even add a parent's retreat, library or study?

Outside a full-length front veranda is the perfect place to sit and soak up the sounds of nature with not another person or neighbouring home in sight!

- ☑️ Approx 6x3.5m zinc open front shed
- ☑️ Electric hot water, oven and bottled gas cooktop.
- ☑️ Tank water capacity approx. 45,000ltrs (22,500ltrs each).
- ☑️ Disused gravel pit, ideal material for topping tracks and driveway, convert into large capacity dam or even design a hidden garden oasis?
- ☑️ 2 road frontages making the land fully accessible on 2 sides of the property.

Under 30 minutes from Traralgon, Rosedale and the 90 Mile Beach, this little gem would be the perfect place to call home, or use the family escape with spectacular State Park trail riding just down the road, it does not get any better.

For further information and private inspections by appointment only contact Brendan Williams on 0419 811 546.

**\*INSPECTIONS AVAILABLE FROM WED 2ND OCTOBER\***

Keith Williams Real Estate Traralgon ~ Over 80 Years In Real Estate

Note: All information on this listing has been provided to Keith Williams Real Estate Traralgon by third parties. This information should not be relied upon, and property buyers are advised to conduct their own due diligence before making a property purchase.