

790 Corangamite Lake Rd, Coragulac, VIC, 3249

Rural For Sale

Wednesday, 18 September 2024



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Bedrooms: 5

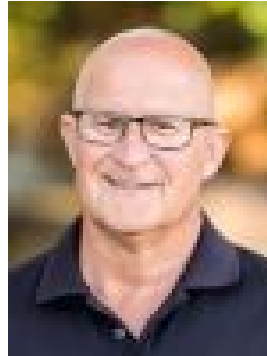
Bathrooms: 2

Parkings: 12

Type: Rural



Andrea Ivermee



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Low-Maintenance Dream with a Stunning Period Interior

Originally built in the late 1800s, relocated to Coragulac, and set on 1.46 hectares, there is so much to love about 790 Corangamite Lake Road. The clean, classic Australian country exterior is a bright, low-maintenance dream but the moment you step inside, you'll be transported to a stunning period home, right out of a magazine or film set.

Wander the extensive floorplan and explore five large bedrooms, each with their own charming characteristics, as well as two bathrooms and an office. Each room is unique and enchanting, with intricate wooden 14ft ceilings, fireplaces, picture railings, tessellated tiling, and magnificence that only homes of this calibre can provide. This property welcomes the largest of families, their guests, and those with a true appreciation for historical architecture.

More recently, the exterior has been renewed, now boasting low-maintenance steel cladding and insulation, double-glazed aluminium windows, as well as solar panels and a Tesla Powerwall on the shed all of which have weather-sealed the house and dramatically reduced the power bills. A new triple-wide sliding door opens the living room to the newly-extended, west-facing deck, which flows to the outdoor entertaining and fire pit area. The two existing decks have recently been extended, and together with the front verandah, offer ample outdoor space to sit and enjoy the rural lifestyle.

Since 2020, there have been 20+ trees/bushes planted around house including many local native species. The raised veggie boxes and orchard are ready to feed the household seasonally.

The 15m x 15m shed is a sight to behold: with double door, lined walls, concrete floor, engineered rafters, and room to enjoy a drink in your very own mancave. Keep the shed as is, or convert it to stables, a studio, or any other kind of business. The adjoining 6 x 6m carport provides more storage and vehicle or machinery accommodation.

Situated in the foothills of the lakes and craters district, the vistas extend to Warrion Hill and in the other direction towards Lake Colac. The location is within a short drive to Coragulac Kindergarten, St Brendan's Primary School and to the milk bar in Cororooke for the paper and a coffee each morning.

Additional features:

- Stumps with termite capping
- Renewed wiring and plumbing
- Tank water and town water available at the flick of a switch
- House meets 6 star energy requirements