



Sold

40470 sq. m

1469 Rollos Road, Mepunga East

Close To The Ocean

Located on 10 acres only 20 minutes from Warrnambool with Childers Cover at your door step. This well established property is perfect for horses, cattle or sheep. The fencing is electric throughout with cyclone around the house and paddocks.

This home is approx

11 years old, and was sustainably designed and

built by a renowned local builder for relatives so attention to detail in every aspect is second to none.

The double brick walls, the double glazed windows with high quality curtains, and the north facing layout make this well planned and designed house extremely energy efficient. 3/4 bedrooms or study, large family/ meals area, blackwood kitchen, central gas heating, woodfire and a big laundry complete this quality home. A 4 car garage with toilet, 60' x 30' machinery shed, a disused dairy with yards and another shed gives you plenty of storage space. The BBQ area and heaps of bore water makes this a truly amazing property. Located only minutes from the beach this

**Sold : \$409,000 -  
\$449,000**

Daniel Roberts

[daniel@robertsone.com.au](mailto:daniel@robertsone.com.au),

[importcontact@eaglesoftware.com](mailto:importcontact@eaglesoftware.com)

property is a must see! Call today to arrange an inspection.