



Sold

3561 sq. m

46 Station Street, Allansford

## Immaculate Family Entertainer

This family entertainer in Allansford is an incredible opportunity to secure an ultimate family home with a luxurious pool, situated on a spacious 0.8-acre lot, and only 10 minutes from Warrnambool.

The immaculate home offers four spacious bedrooms, two modern bathrooms (main and ensuite), and an expansive open plan living, kitchen, and dining area with a walk-in pantry. Perfect for both everyday family living and entertaining guests. For those working from home, the dedicated office space provides a quiet retreat, whilst the two-car garage offers ample storage and convenience. There is the added convenience of a ducted vacuum system and the house temperature can be controlled by ducted gas central heating and insulated by fully double glazed windows throughout.

The kitchen dining and living area is a standout feature. Generous and spacious, kitchen is truly modern, with two side-by-side self-cleaning ovens, plumbing for a

**Sold : \$1,100,000 -  
\$1,200,000**

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fridge, dishwasher and stone bench tops. The island bench includes a built-in sink and is ideal for cooking while enjoying time spent together. Adjacent to the kitchen is the separate lounge area with sliding doors for privacy, ideal as a movie or reading room.

Each bedroom is spacious and includes block out blinds, built in robes and charcoal carpet. The master includes an essential two-side walk in closet, that leads into the large ensuite with shower, vanity and toilet. The family bathroom includes large bath, separate shower and vanity.

Outside, the 3561 sq. m property is a true haven for those who love to entertain or relax in style. The fully fenced and landscaped swimming pool is a standout feature, offering a private, resort-style escape right at your doorstep. Whether you're swimming laps, cooling off on a hot day, or simply lounging by the pool, this area has plenty of space and is designed for enjoyment. The poolside cabana adds a touch of luxury, providing the perfect shaded retreat to relax with a book, or entertain friends and family.

The outdoor undercover kitchen with built in BBQ, ample bench space and sink, further enhance the appeal of this outdoor entertainer's delight, offering the ideal setup for BBQs, al fresco dining, and casual gatherings. The outdoor courtyard also provides for a basketball/netball area. Meanwhile, the large two car garage with storage and workshop space provides ample room for storage.

Set on a private, generously sized block, there's plenty of room for kids to play or for gardening enthusiasts to create their dream outdoor space. This property offers a unique lifestyle opportunity just minutes from all the amenities Allansford and Warrnambool has to offer.

Whether you're seeking a peaceful family retreat or a home that accommodates an active, entertaining lifestyle, this property ticks all the boxes. There is simply nothing left to do but move in and enjoy. Don't miss the chance to secure this exceptional family home with a swimming pool in a desirable location of Allansford.