



Sold

7691 sq. m

461 Koroit-Port Fairy Road, Koroit

## Stunning views

Gleeson Real Estate is delighted to offer this family home and lifestyle property, which enjoys stunning views of Tower Hill Reserve and the Southern Ocean. This well-presented family home comprised 4 bedrooms, 3 living areas and 2 bathrooms

This property is only 15 mins from Port Fairy and Warrnambool, and is conveniently located in the quaint village of Koroit. The township has access to essential services along with great cafes, restaurants, a large supermarket, shops and recreational activities for all ages. Nature walks and the delights of the Tower Hill Wildlife reserve are only a short drive away, as well as the enchanting shores of the Killarney swimming and fishing coastline

This well-maintained family home with double glazed windows throughout and a well-established garden offers flexible living options for family members to enjoy. There are 3 living areas and 4 bedrooms. Each living room reveals warmth and comfort, with a neutral earthy tone. The living rooms are carpeted, with electric wall

**Sold : \$950,000 -  
\$999,000**

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heating and block out blinds and offer garden views. A highlight of this house is the upstairs living area, with breathtaking views of Tower Hill and the Southern Ocean – an ideal retreat after a busy day.

The master bedroom is complemented with a large bright bathroom (bath and shower) and walk in robe. The remaining three bedrooms have built in robes, floor-to-ceiling windows and block out blinds with one of the bedrooms having a built-in desk. Close by is the classic family bathroom and laundry with generous storage space.

The light-filled open kitchen/dining area features large picture windows overlooking the deck and enclosed garden, allowing a delightful flow between indoor and outdoor living. The north facing verandah and deck further enhances outdoor living and entertainment. The kitchen includes a breakfast bar, dishwasher, electric oven, tall pantry and ample cabinetry.

This 2-acre property is sheltered by established trees and has fenced paddocks, water troughs, shelter sheds, and access to bore water with a recently installed new pump. This property allows endless flexibility to pursue outdoor hobbies, sustainable living or whatever captures your imagination to fulfill those long held dreams.

To add to this spectacular property, there is an extra large two-car lock up garage with remote doors and toilet and a 36,000-litre freshwater tank.

If you've been looking for a lifestyle property that offers so much more, contact Jeremy today to discuss.