



**SOLD**

**CHARACTER HOME WITH SELF CONTAINED UNIT, PICTURESQUE LOCATION A FEW MINUTES FROM WARRAGUL! CLOSING DATE SALE. ALL OFFERS BY 29/1/2021**

An exciting opportunity to purchase in a tightly held area so close Warragul's CBD. This amazing property on approximately 1/2 an acre has so much to offer. The Main Residence comprises a spacious 3 Bedroom home with 2 bathrooms, ensuite and WIR to the Master Bedroom. Three living areas including a lounge, meals family and dining area. Heating and Cooling is covered with a split system and wood-heater. The home has a fantastic feel with polished floorboards and high ceilings. Covered front verandah and rear pergola easily accessed by steps or a ramp. The Unit/ Second Dwelling is well built and sits on a slab floor. Comprising two bedrooms if required with a large living area, serviceable kitchen, spacious bathroom, large shower and toilet. Stunning views from the main bedroom to the Baw Baw Ranges. Double carport as well. The property also has a separate home office or studio which has become more important as more of us are now working from home. Outside the property is very private with a lovely tranquil established garden setting with many beautiful trees and shrubs. This is a superbly located property that has the best of both worlds, convenience to Town and the feeling you are miles away from it. A rare opportunity in this highly sought- after location. For more details contact Peter Powell on 0458 555 099

**5 BED | 3 BATH | 4 CAR**

**PRICE:**  
\$765,000

**OPEN FOR INSPECTION:**  
N/A



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[Peter Powell Property](#)



Residence	- 141 m <sup>2</sup>
Garage	- 36 m <sup>2</sup>
Granny Flat	- 65 m <sup>2</sup>
Carport	- 42 m <sup>2</sup>
Office	- 15 m <sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

# 36 Walkers Road, Nilma

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