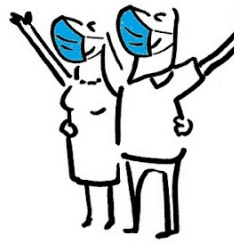


ATTENTION!
**INDIVIDUALS ENTERING A PROPERTY FOR
INSPECTION MUST ADHERE TO THESE GUIDELINES**

Safety and that of the community we serve is our highest priority. By entering you acknowledge you have read, understood and agree to abide by these guidelines.



Do not enter if you are feeling unwell with any coronavirus symptoms.



Avoid hand shakes and use non-contact greeting methods.



Maintain social distance 1.5 metres away from wherever possible.

Do not enter if you have been in contact with someone within the last 14 days who has been diagnosed with or is a suspected case of COVID19.



Practice good personal hygiene including washing and sanitising hands, using disposable gloves and tissues, avoid touching your face, nose, eyes and mouth.



You will be required to scan the QR code for contact tracing purposes.

Avoid touching surfaces unnecessarily, e.g. fixtures, fittings and surfaces unless it is absolutely necessary.



Face masks are to be worn in line with government requirements.



Maximum number of people 1 per 4 m2

Sincerely thank you for your cooperation and patience.



SOLD

**LIFESTYLE OPPORTUNITY 74 RANCEBY ROAD,
POOWONG**

Situated just outside the quaint township of Poowong, is this hidden gem situated on approx 1.2-acre parcel of land. Nestled in a quiet court location, with spectacular views to the distant hills, this affordable piece of paradise awaits you and your family's inspection.

Comprising of 3 bedrooms PLUS study. Master with updated ensuite and WIR. Additional 2 bedrooms are spacious and include BIR's and are serviced by a central bathroom. A large formal lounge with raked ceilings and large windows allows an abundance of natural light and offers a space to relax or for kids to play. The kitchen is well appointed with updated quality appliances, gas cook top, plenty of storage and a picturesque window framing breath-taking views of the valley. An adjoining meals area off the kitchen flows seamlessly into the main living area with split system and a wood heater to provide comfortable living throughout the seasons.

Veranda spans the length of the home showing off the home's best aspect. A covered pergola allows yet more space to enjoy a wine and take in the surrounding beauty. Large adjoining 2 car garage provides plenty of room to park and to use as storage. Separate powered barn style shed provides further storage for all the toys, not to mention, woodshed, garden shed, chook run and water tank to feed the beautiful established trees and gardens. This home is well set up to accommodate the family lifestyle.

Enjoy everything country living has to offer. **INSPECT TODAY.**

3 BED | 2 BATH | 2 CAR

PRICE:
\$810,000

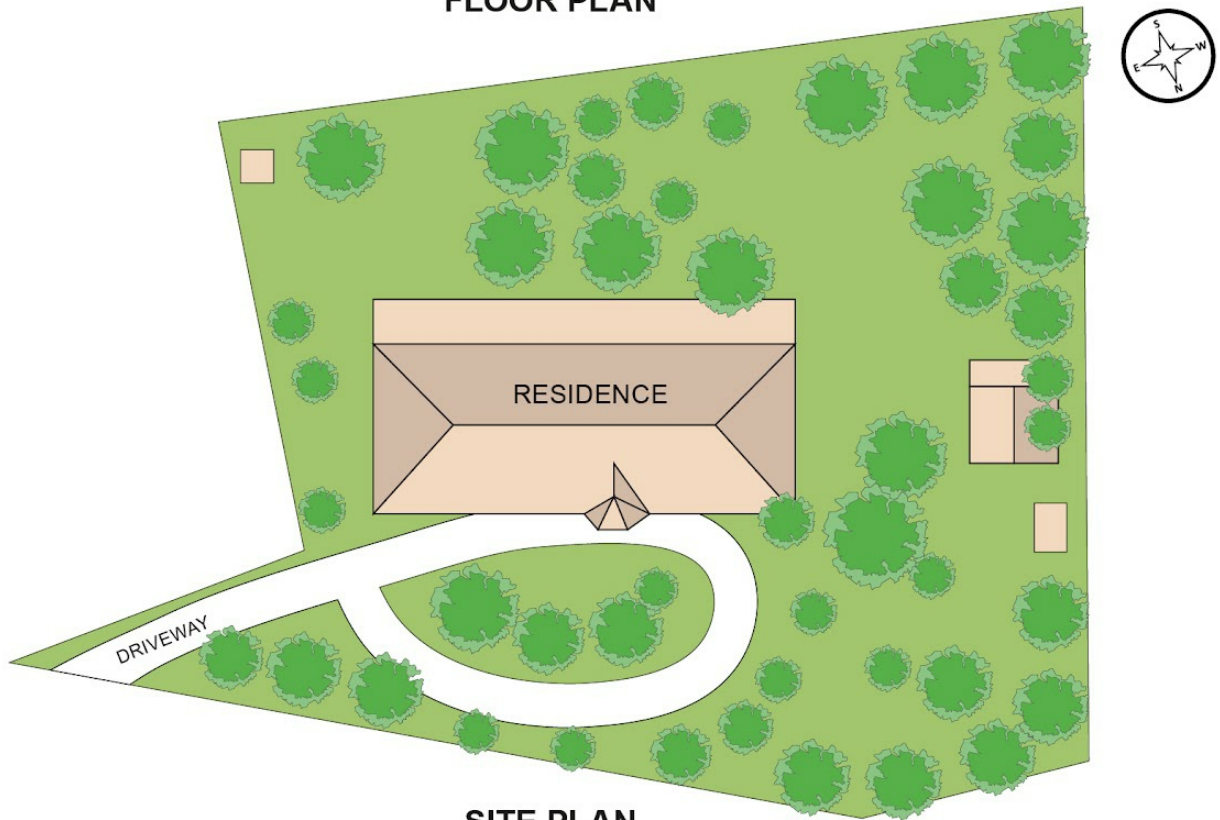
OPEN FOR INSPECTION:
N/A



Jeff Dalzotto
0411601046
jeffd@atrealty.com.au
atrealtypropertysalesgippsland.com.au



FLOOR PLAN



SITE PLAN

74 RANCEBY RD, POOWONG

Disclaimer: Floorplan is for illustration only, prospective purchasers are advised to make their own enquiries.



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.