

# 245 KORUMBURRA-BENA ROAD KORUMBURRA



## FOR SALE

### LOOKING FOR A LIFESTYLE?

Look no further than this immaculately presented dual occupancy property set on approx. 7.9 acres. Your inspection is invited to appreciate the amount of features this home has to offer those requiring accommodation for themselves plus a relative, or an opportunity to host guests with separate access and independent amenities to each residence. Located only 5 minutes on a sealed road, from the heart of delightful Korumburra, this home is being sold by the most discerning owners who can't wait to see the next family or families, make their own lasting memories here. Genuine vendors and reasonable offers will be considered.

#### MAIN RESIDENCE:

The home is a well-maintained 4 bedroom cedar premises boasting 26 solar panels, sizeable bedrooms, 3 out of 4 with BIR's, neat ensuite and dressing room (could be WIR) to master bedroom, tile master bathroom with sep. bath and shower, quality kitchen update completed by Leongatha Kitchens including loads of storage, pull out pantry, upgraded appliances and a delightful rural view. The kitchen is well appointed to the dining area and main living room and there is access to the dining area from the rear porch and through sliding doors to the large deck from the living room. The living area boasts a large wood fire and R/C air con. and an outlook onto a combination of pasture and trees. The home also boasts a handy amount of storage, updated paint and carpets throughout and practical slate flooring. A room offering a lot of 'heart' is the family room or second living area. This naturally-lit and glass filled space offers sliding doors on each side that open up for air flow in Summer and also provide access to the deck on one side and a BBQ area on the other, making it a great place to entertain family and friends.

#### SHEDS & INFRASTRUCTURE:

Wowee, what a shed! Not only aesthetically pleasing but practical 10x10.6m shed with concrete floor, power, toilet, wood storage, 3 roller doors with good clearance (2 x remote doors) plus a 9.6x 4m carport as well.

Solar heated, covered swimming pool with the option of retractable roof and awnings and fly screens. Fenced to regulation.

There is a set of 4 bay stables which could be converted to a chook penthouse. Good fencing surrounds the property and the land is made up of sections of pasture for livestock, house and cottage gardens plus fenced areas for a mixture of native and specimen trees plantations.

Multiple water tanks across the whole property to service each residence and gar

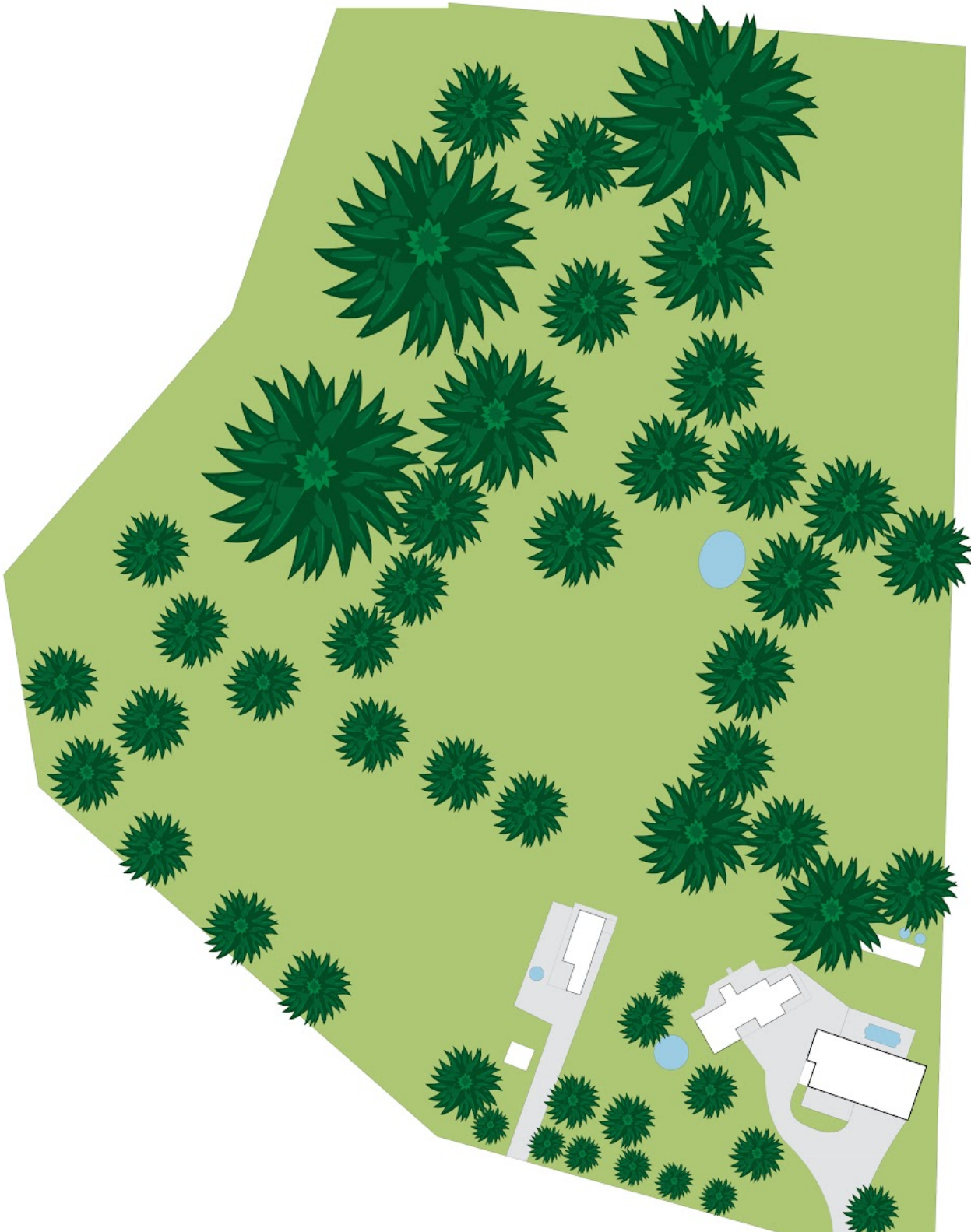
6 BED | 3 BATH | 9 CAR

PRICE:  
\$1,350,000

OPEN FOR INSPECTION:  
N/A



**Christie Nelson**  
**0407812904**  
christienelson@atrealty.com.au  
Christie Nelson Real Estate



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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and are for illustration purposes only. No responsibility is taken for any error, omission or misstatement.