

170 SHELLCOT ROAD KORUMBURRA



FOR SALE

MINUTES FROM TOWN, SEALED ROAD, SPECTACULAR VIEWS. IT'S ALL HERE!

Rarely does an opportunity such as this come along. 170 Shellcot Road, Korumburra is one of the most immaculately presented lifestyle properties I've been lucky enough to bring to the market.

Situated only a few minutes from town on a sealed road, this delightful home on approx. 14 gently undulating acres, features the most spectacular North-facing views, well-planned infrastructure for running your own hobby farm with ease, is privately located and is ready to just move into and enjoy as all of the hard work has already been done.

The 5 bedroom (plus study) home has been lovingly maintained and has played host to some fun family gatherings with its manicured lawns, climbing trees, chlorinated swimming pool with an epic view, 2 outdoor entertaining areas and extensive shedding with an office and games area/ pool room that's Daryl Kerrigan worthy.

The quality track takes you up to the home that is to be inspected to be fully appreciated. Once you enter, you'll be impressed by the outlook and size of the premises, ideal for growing families. There's ample, flat parking at the rear of the home and two adjoining carports that provide undercover access to enter the home and space to store a caravan.

The open plan living, dining and kitchen area provide the ideal place to spend time with loved ones. The kitchen has been updated and features a W/I pantry, 900ml gas cook top and elec. oven and lots of storage. The living/dining area has a wood fire, R/C, surround sound system and two sets of sliding doors to the verandah.

There's room for all here with two single bedrooms, two double rooms with BIR's, sizeable master bedroom with BIR's and 3 year old ensuite, plus a home office or extra toy room.

Step straight into the laundry wet area with muddy boots or gardening clothes and jump directly into the shower or bath with the huge laundry and adjacent bathroom with their own direct access from outside, at the rear of the home and lots of storage.

There are so many attributes here, I'm going to let you peruse the list, view the photos and video and come and see for yourself. You won't be disappointed.

Extensive features:

*Power has been upgraded throughout and home has solar panels.

*Double lined outdoor/indoor area/games room, insulated, re-roofed, perspex awning for the cooler months.

5 BED | 2 BATH | 6 CAR

PRICE:

\$1,390,000

OPEN FOR INSPECTION:

N/A

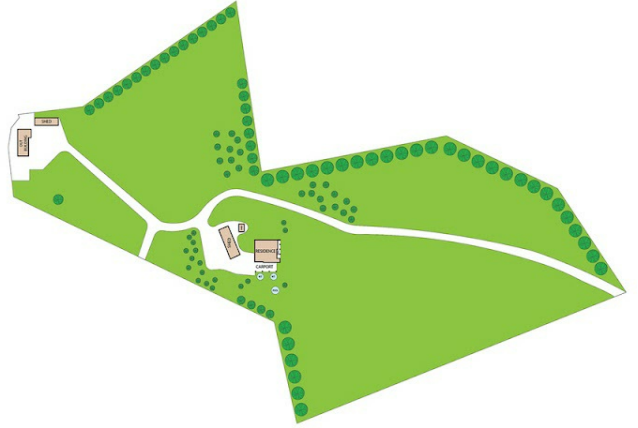
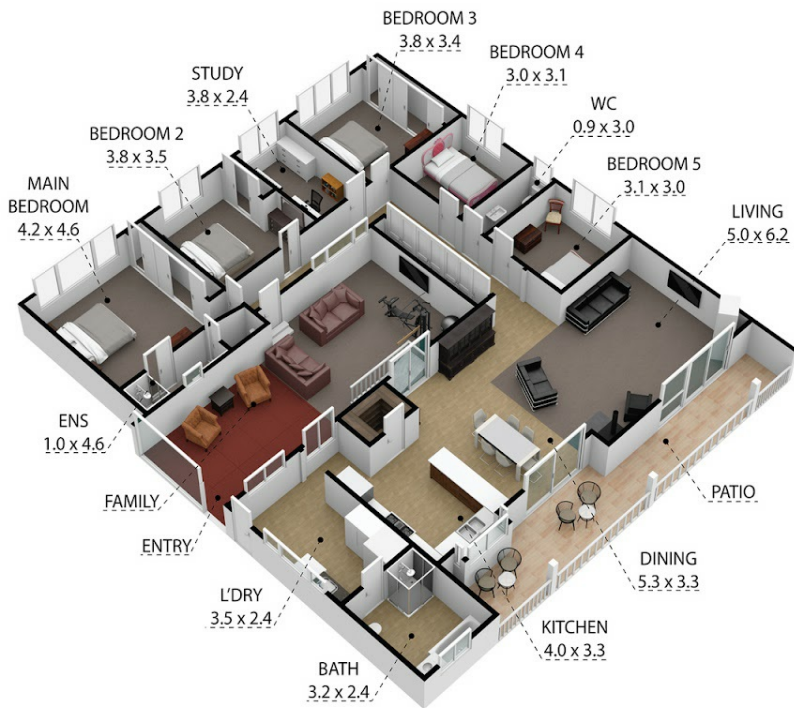


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170 Shellcot Road, Korumburra 3950

TOTAL APPROX. TOTAL AREA 243 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.