



**SOLD**

## AFFORDABLE RURAL LIVING ON AN ACRE

Imagine living in a tranquil rural retreat with breathtaking views and serene surroundings. And having close access to the facilities of Moe and Trafalgar is what this delightful Narracan property offers you.

Nestled on a generous block, over an acre in size, with no visible neighbours, and stunning vistas of the countryside, this charming home provides comfort, space, and the rural lifestyle you've been dreaming of.

The well-loved home features 3 large bedrooms, a timber kitchen with dishwasher and walk-in pantry, a cosy dining/sitting room with a split system, modern bathroom with full size bath and shower, plus a versatile study/utility room at the back with laundry and toilet attached. The highlight of the home is the spacious formal lounge with wood heating and amazing panoramic views. The home also boasts polished timber floors and period details throughout, adding to its character and charm.

Enjoy the outdoors on the covered pergola, where you can relax and enjoy a barbecue while admiring the scenery or watching the kids shoot hoops in the basketball ring. You will see the character features of the house come to life as you add your own touches which will only enhance the property and create a warm and welcoming home environment. And there's potential to open the rear of the property and attach a large deck (STCA) to create the perfect place for soaking in those rural views.

The property also has a single carport attached to the home and a large 9.5m x 6m lock up garage with concrete floors & power for extra storage, as well as a smaller garden shed, sizeable water tank that services the house and a wide variety of fruit trees.

If this sounds like your dream lifestyle, then contact us for an inspection today.

**3 BED | 1 BATH | 3 CAR**

**PRICE:**  
\$560,000

**OPEN FOR INSPECTION:**  
N/A



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## 96 Weirs Road - Narracan



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.