

17-21 KOALA DRIVE KOONWARRA



FOR SALE

A RARE FIND

(*also known as 19 Koonwarra-Inverloch Road Koonwarra on Google maps)

Picture yourself making your morning coffee in your lovely country kitchen with a breakfast made from ingredients fresh from the Farmer's market down the road, opening up the bi-fold doors to your outdoor area and stepping outside to enjoy the smell of the native bush and your delicious brew. Sound appealing to you? Why not make it your everyday?

The Village of Koonwarra is a sought after location that is very tightly held and is situated in the heart of thriving community and artisan groups. Koonwarra is only 6 minutes from Leongatha, 15 minutes from beautiful beaches, 6 minutes from bustling Meenyan and approx. an hour from stunning Wilson's Promontory.

Positioned a short walk from local cafe's, the monthly Farmer's Market, Parkrun, Koonwarra Village School, the Great Southern Rail Trail, this charming residence is situated on approx. 1 acre, which is a very popular land size request for those looking to make a tree-change. The residence offers comfortable living for those seeking a permanent residence, somewhere to host holiday accommodation or to start their own studio and join the growing list of creatives in our area.

Downstairs hosts the main living spaces including the lounge room with new wood fire, carpet and eye-catching display cabinetry. The lounge is well appointed to the home single bedroom/home office for those working or studying from home.

The kitchen and dining area overlook the garden and a sizeable, covered outdoor area with awnings for all-year round use and another living space. The quality kitchen includes quartz bench tops, new dishwasher, 900ml Arga, good storage and a new reverse cycle air conditioner. The laundry is new and includes a downstairs loo if you're partial to a rhyme.

The generous master bedroom is also on the first storey and features a WIR and an updated ensuite with dual basins and the home is serviced by an instant gas HWS.

The second storey is character-filled with two more bedrooms, it's angular ceilings, natural light and excellent use of the spaces on offer including storage space in the WI attic.

There is an updated bathroom with toilet and shower upstairs and on-trend fittings such as a hard-wearing cement topped vanity.

The one acre parcel is relatively level and features lemons, apples, plums, figs, chook pen, dog run, tank water for the garden (town water services the house) and is neighboured by the Koonwarra Flora Reserve with an abundance of bird and wildlife.

4 BED | 2 BATH | 4 CAR

PRICE:

\$930,000 - \$990,000

OPEN FOR INSPECTION:

N/A

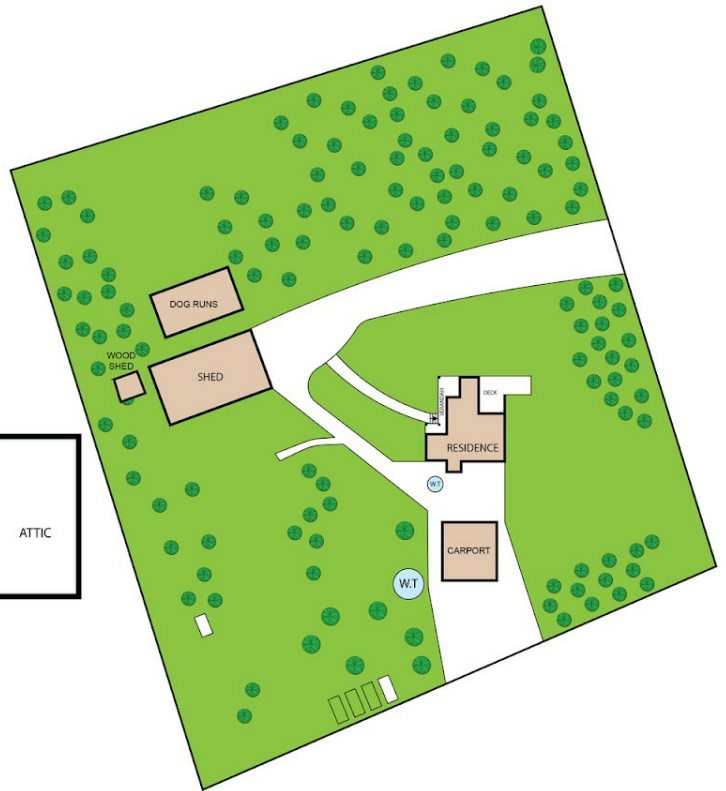
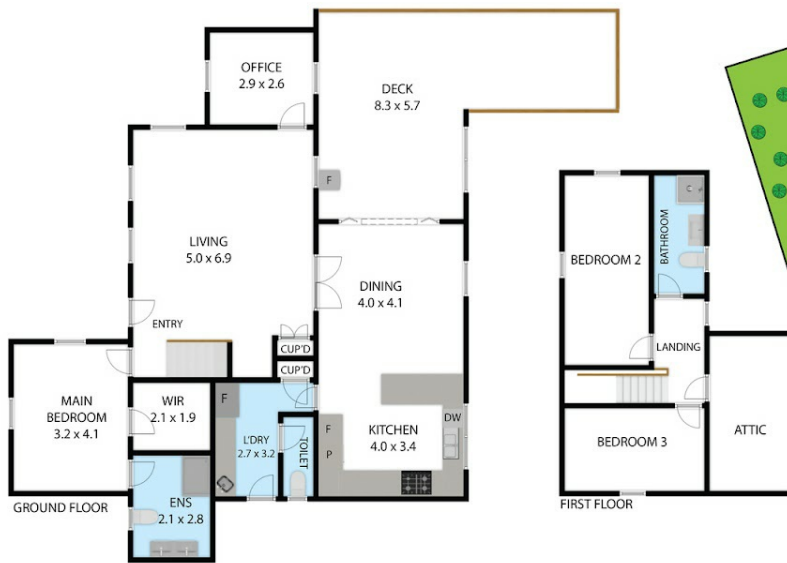


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan 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.