

27 STATION STREET KORUMBURRA



FOR SALE

PRICE REDUCED: A GENUINE HOME OFFERED BY GENUINE VENDORS MOVING ON.

Rarely does such an opportunity arise to purchase such a stunning turn-key property as this charming homestead in historic Korumburra. Genuine Vendors are moving on and are offering a complete bespoke package for those looking for their own home or accommodation and tourism opportunities. (enquire with agent re: WIWO scenario regarding furniture)

Situated in an elevated position with the most discerning views of the Gippsland countryside from both the front and rear verandah, the home is located the shortest of strolls from the beautifully refurbished railway station and walk-through to the main street, The Great Southern Rail Trail, Burra Brewing Co. plus the popular niche shops, award winning 'The Middle' pub, other eateries and the beautiful new community hub.

With a generous 1248m2 corner block with side access for off-street parking, there's huge potential for further development of shedding or a title realignment/subdivision (STCA) to maximize some capital in the future.

The moment you enter the front door, the combination of original stained glass, hardwood flooring, striking views, dado walls, classic high ceilings and modern comforts and upgrades will have you stepping back into the charms of a bygone era. The ever changing shades of the pastel glass colours throughout the day is quite magical.

Four unique bedrooms showcase classic features such as pressed tin and timber ceilings, elegant styling, stained glass, high-end drapery and a restored ornamental fireplace feature in one room, along with access to the verandah.

The stately living area provides a homely place to sit and relax by the Morso solid fuel heater and can be closed off for comfort from the remainder of the home. There is also access to the verandah from the lounge.

Overlooking the hill views, the kitchen and dining area are naturally lit and boasts a delightful window seat, dishwasher, quality fittings, ample storage, 900ml oven and doors opening onto the sizeable deck for entertaining.

Indulge in a luxurious bath in the updated bathroom, complete with heated flooring. There is also a second toilet and basin and mudroom with handy storage, adjacent to the bathroom.

The yard is secure for those with children or pets and a wonderful sitting area has been created under the magnificent tree, ideal for reading stories, eating nibbles or having a cheeky champagne in the garden on a Summer's Day.

There is quite the hidden treasure in the form of under-house storage and workshop that makes

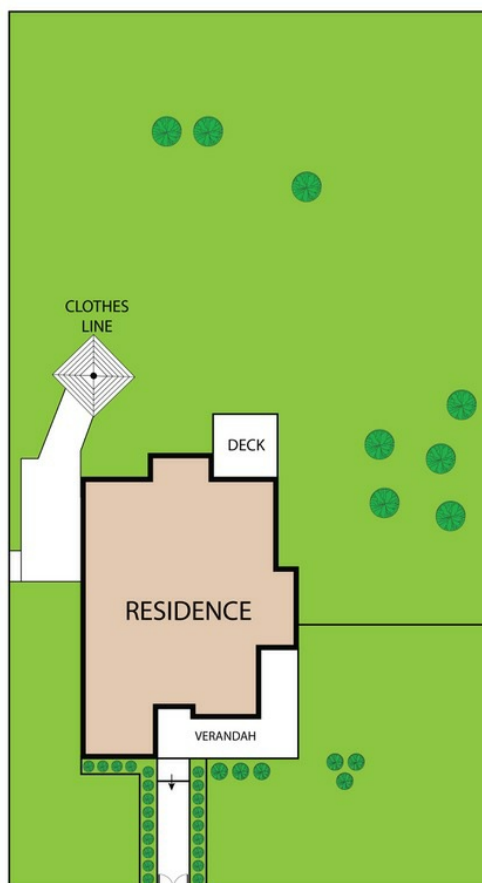
4 BED | 1 BATH | 0 CAR

PRICE:
\$875,000

OPEN FOR INSPECTION:
N/A



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



27 Station Street, Korumburra 3950

TOTAL APPROX. FLOOR AREA 129 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.