

255 HILLGROVES ROAD, LEONGATHA SOUTH, VIC, 3953



**SOLD**

## RURAL LIVING AT ITS BEST ON 3.2 ACRES.

Surrounded by farmland, on a sealed road, only 7 minutes from Leongatha and 18 minutes from Inverloch, this delightful property is perfect for those who love both coast and country living.

This appealing home is set on 3.2 acres, features a tree-lined driveway, rural views and all the infrastructure required for enjoying a hobby farm lifestyle. The home has been beautifully made-over to a high standard and features three generous bedrooms with WIR and ensuite to the master bedroom and BIR's in the remaining rooms.

The sleek kitchen has a 900ml stainless steel oven, dishwasher, stone waterfall bench-tops with breakfast bar plus a sizeable combined butler's pantry and laundry. The pantry and laundry are easily accessible from a covered porch at the rear of the home which allows covered access for bringing shopping in or utilising as mud room over the wetter months.

The dining area and living room are well appointed to the kitchen and the sliding doors opening onto a generous deck, ideal for entertaining. These areas take advantage of the rural views and the deck has both plastic awnings and mesh for air flow, so that it can be used all year round. A reverse cycle air conditioner and solid fuel heater provide options for heating and cooling the home.

High ceilings, ornate cornices and skirting boards, updated carpet, plus hardwood flooring throughout give the home a true sense of opulence. The master bathroom offers the same with an indulgent bath, separate shower and aesthetically pleasing decor.

The property is well fenced and boasts some great outdoor assets such as;

- Circular driveway
- 3 bay machinery shed/carport
- 4 bay shed
- Solar
- Stables
- Yards and stockyards
- Disused dairy with new roof/hay storage
- Orchard and vegetable planters
- Ample tank water

If you're looking for a peaceful lifestyle, only minutes from town, your inspection is invited.

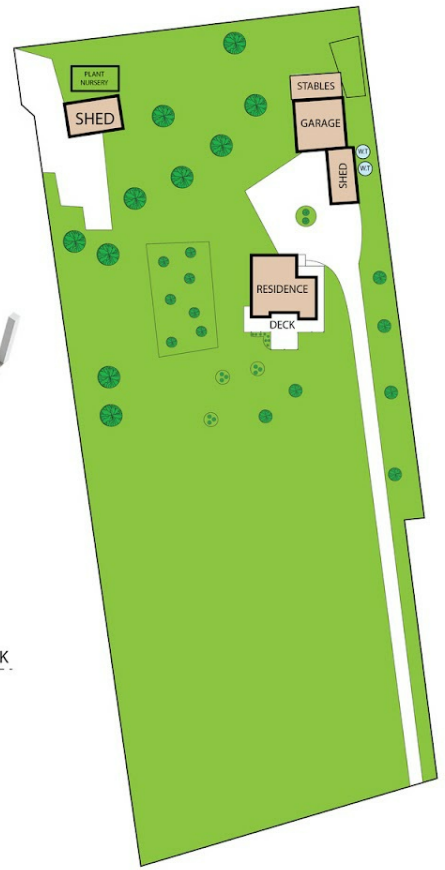
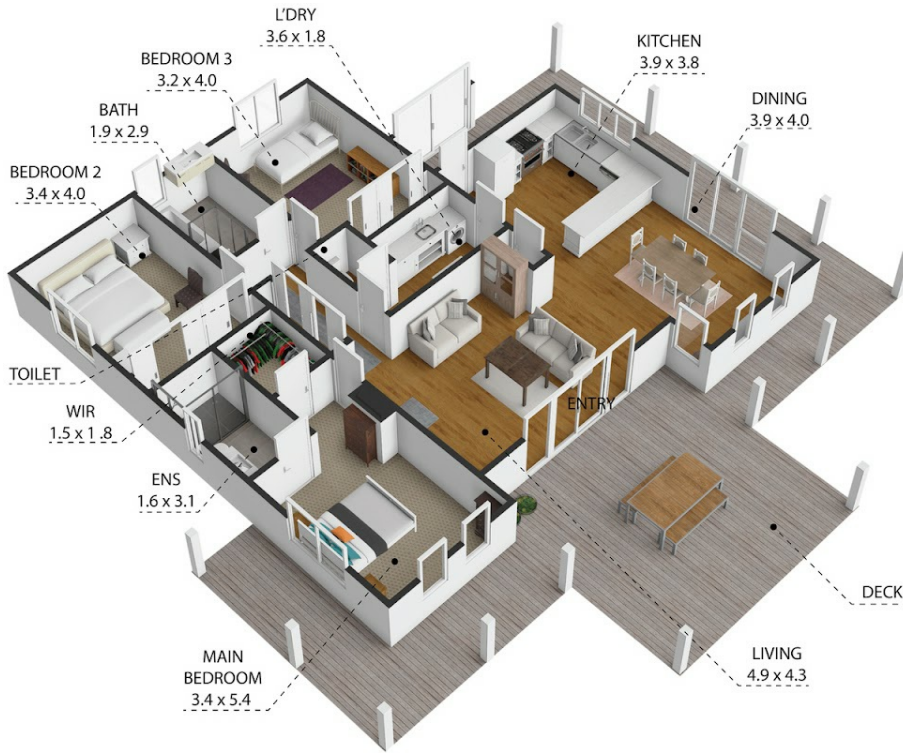
**3 BED | 2 BATH | 7 CAR**

**PRICE:**  
\$1,025,000

**OPEN FOR INSPECTION:**  
N/A



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TOTAL APPROX. FLOOR AREA 140 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.

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