

8604 SOUTH GIPPSLAND HIGHWAY, KORUMBURRA, VIC, 3950



**SOLD**

## COTTAGE LIVING ON APPROX. 1/2 AN ACRE.

Situated only a couple of minutes from popular Korumburra and less than 10 minutes from Leongatha, this cottage charmer is situated on just over half an acre and has a lot to offer upon inspection.

The main residence includes the sought after features that period home lovers will appreciate such as high ceilings, Baltic pine floor boards, dado walls and bull-nose verandah. The home comprises of three bedrooms, a living and meals area with wood fire and a country kitchen that overlooks the greenery of the garden, with dishwasher and R/C air con. The master bedroom boasts a colonial bay window, great for waking up and enjoying a Sunday cuppa in bed and enjoying the view of the garden.

The studio is nestled towards the rear of the property and offers a lovely space for retreats, an art or music studio, accommodation for a live-in relative or would make a great teenager's hang out space. This is a naturally lit open plan design with a bathroom and R/C air conditioner that offers lots of options for its use.

The double size block contains multiple rain water tanks, an orchard with quince, lemons, pomegranates, mandarins, passion fruit, raspberries and an olive grove and solar panels on the studio make this property very sustainable. A lock up shed provides handy storage and there is ample space on the block for caravan or boat parking or further shedding if required (STCA). There is a 1.5km bush walk close by where you can explore Ritchie's Reserve and look for bird life and fresh water crayfish.

This is an affordable property for those who need some space around them or are looking for some lifestyle options.

Contact Christie on 0407 812 904 to arrange an inspection.

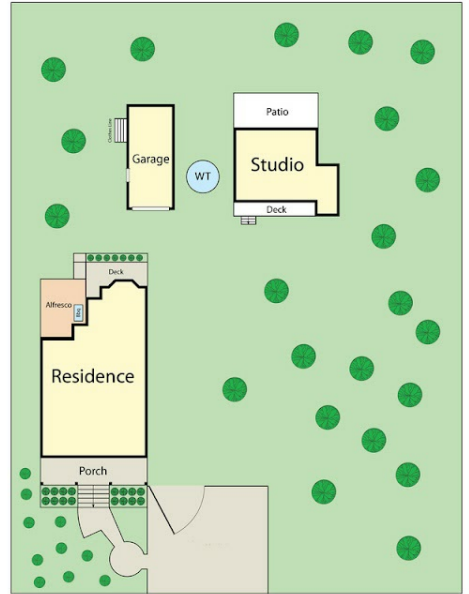
**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$510,000

**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.