

# 44 KOONWARRA-INVERLOCH ROAD KOONWARRA



## FOR SALE

### HAVE YOU DISCOVERED KOONWARRA VILLAGE?

\*(Also known as 44 Koala Drive, Koonwarra)

Welcome to your dream cottage on approx. 1 acre in the charming village of Koonwarra. This appealing, light-filled home is waiting for you to make it your own and create unforgettable memories with your loved ones. Nestled in a peaceful location, this property offers the perfect balance of tranquillity and convenience with the Great Southern Rail Trail, Village School, cafes and main towns all in close proximity.

As you enter through the gated driveway, you will be captivated by the lush green surroundings and the appealing facade of this two-bedroom, one-bathroom house. Set on a massive 4399 square meters of land, this property offers plenty of space for you to roam and indulge in a country lifestyle full-time or as the ideal weekend getaway.

The home features garden views from all aspects and colonial windows throughout provide natural light, creating a warm and inviting atmosphere. The cottage also boasts brand new carpet throughout and a R/C air conditioner.

The two bedrooms are generously sized and offer ample space for your family members or guests and have built in robes and are well appointed to the smart, tiled bathroom with toilet, separate bath and shower. There is also a separate, second toilet in addition to the bathroom. Verandahs surround the property and there's covered access from the garage to the house. The sizeable living area has garden views via French doors and is handy to the dining area and practical kitchen with electric cooking.

The double garage on the property offers the perfect space for you to store your tools and equipment or even use it as a workshop or studio. It features a high clearance door, power and concrete floor. The spacious backyard is a paradise for nature lovers, with plenty of space for you to create your own vegetable garden or simply relax and enjoy the peaceful sounds of nature.

For those who are environmentally conscious, this property features water tanks (also connected to mains) and sand-filtered septic system, making it an eco-friendly choice for your dream home.

2 BED | 1 BATH | 2 CAR

PRICE:  
\$785,000

OPEN FOR INSPECTION:  
N/A



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**4 Koala Drive, Koonwarra 3954**

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.