

52 SHANDLEY STREET WONTHAGGI



## FOR SALE

### SPACIOUS RURAL PROPERTY WITH GREAT SHEDS - JUST MINUTES FROM TOWN.

This property boasts a prime location on the south side of Wonthaggi, nestled within a charming rural lifestyle area that provides effortless access to the amenities and services of the lively commercial hub and township. Harmers Haven beach is a mere 5-minute drive away. The impressive two-level home is set amidst a stunning park-like garden that enhances the rural ambiance and benefits from a desirable northerly orientation, ensuring ample sunlight throughout the day.

Upon entry at ground level, a generously sized hall acts as a central hub, linking both the social and private spaces of the residence. To the right, the formal lounge and dining areas flow effortlessly into the expansive family room, which extends to a broad front veranda. The family room is particularly spacious, offering abundant room for gatherings and memorable celebrations. The layout promotes a smooth transition to the large, well-equipped kitchen, which also provides access to a sunroom at the back of the property. This portion of the home features a separate shower, toilet, and laundry facilities, along with direct access to the outdoor grounds.

This beautiful home boasts five bedrooms, all fitted with built-in robes, one of which currently serves as an office located in the eastern wing. The main bathroom has been tastefully updated, featuring a walk-in shower, a sleek vanity, and a separate toilet for added convenience. A delightful timber stairwell grants access to the second level, where you'll find a spacious living room and a guest suite complete with its own bathroom facilities. Other impressive attributes of the home include soaring ceilings, expansive windows, generous storage options, ceiling fans, and a solid fuel heater in the family room. For year-round comfort, reverse cycle air-conditioning is also provided. Additionally, the property offers a double garage attached to the house, ensuring secure parking for your vehicles.

This property is ideally suited for equestrian and animal activities, boasting an array of essential amenities including a large storage shed, three gated stables, and a dedicated tack room. Additionally, it features designated animal paddocks and a high-clearance 10m x 10m shed, further enhancing its utility for agricultural endeavours. The property is connected to a mains water supply for domestic use and is equipped with water tanks for farming needs. At the rear, you'll find an orchard, a greenhouse, and a garden shed for tools and equipment. Crafted for spacious family living amidst a rural backdrop, this property is perfect for families wishing to

5 BED | 3 BATH | 6 CAR

#### PRICE:

\$995,000 - \$1,050,000

#### OPEN FOR INSPECTION:

N/A

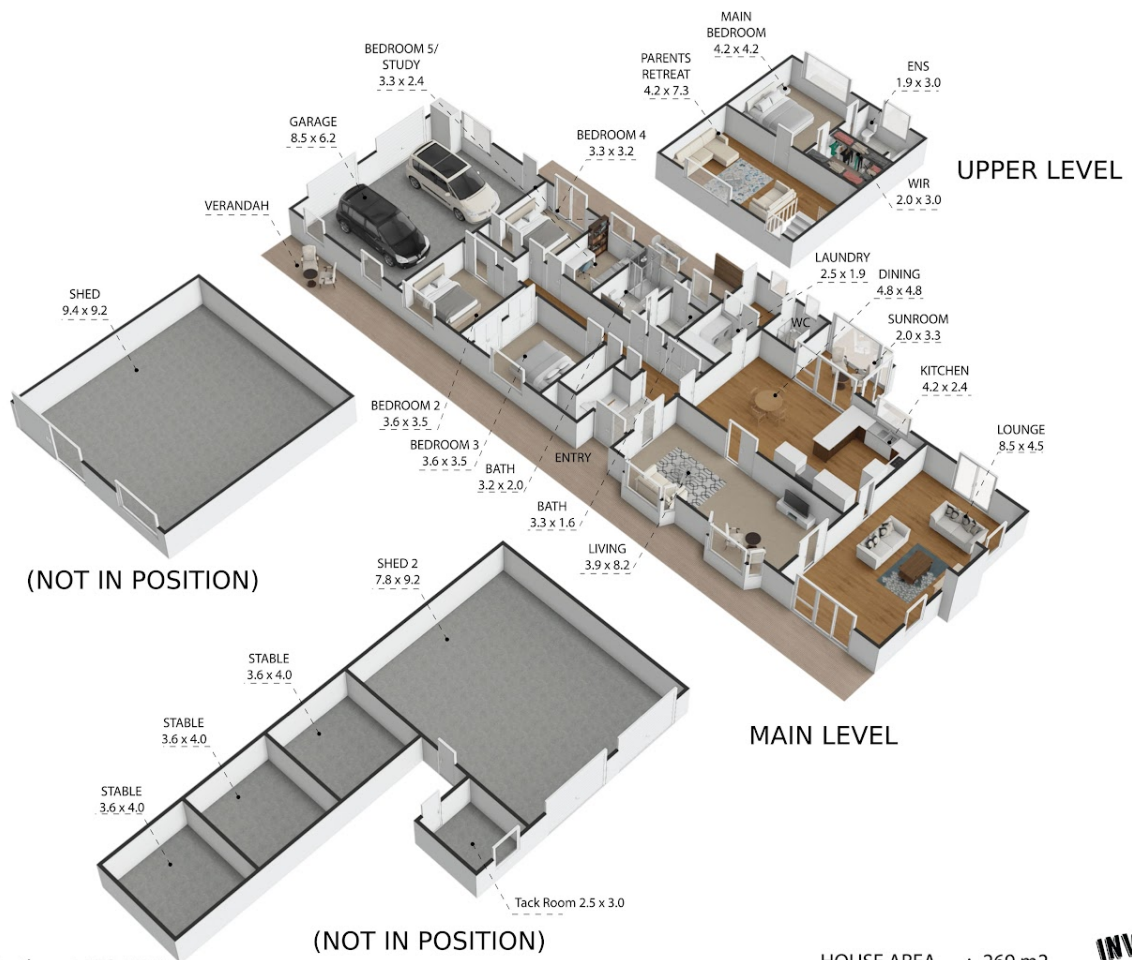


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52 Shandley Street, Wonthaggi, VIC, 3995  
TOTAL APPROX. FLOOR AREA 525 SQ.M

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.

HOUSE AREA : 269 m2  
GARAGE AREA : 52 m2  
SHED AREA : 86 m2  
STABLE AREA : 118 m2



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.