



# FOR SALE

## YOUR NATIVE PATCH OF PARADISE ON 1.5 ACRES

Are you ready to make your dream home a reality? Welcome to 8 Kangaroo Rise, the ultimate sanctuary where breathtaking native garden views greet you from every room!

This is the enchanting place where nature thrives and beauty surrounds you! Get ready to embrace the vibrant colours, delightful scents, and the joyful sounds of wildlife. It's not just a spot; it's your own little slice of heaven just waiting to be explored and cherished! Let the adventure begin!

This spacious two-bedroom, two-bathroom gem is a shining example of bush paradise, comfortably nestled on a magnificent 1.5-acre expanse. Experience the perfect fusion of nature and convenience, just a stone's throw away from the vibrant Koonwarra township, and a quick drive to both Leongatha and Inverloch!

Step inside to discover a galley kitchen that opens up to a light-filled dining and lounge area, beautifully accented with stunning polished floorboards. Stay cozy by the wood heater or cool off with reverse cycle air conditioning—this welcoming space is your year-round retreat, complete with a kitchen view that makes cooking a delight! Imagine entertaining on the generous deck, or savouring those blissful, lazy days surrounded by the wonders of nature.

The master bedroom is a true haven, boasting impressive space, an ensuite bathroom, a walk-in wardrobe, and its very own private deck with tranquil views of Koonwarra's marvelous native bushland!

Plus, this treasure comes with a single enclosed garage featuring a covered entrance into the home, convenient town water access, and extra water tanks for your lush gardens.

Located just minutes from the charming towns of Leongatha and Meeniyan, and roughly 17 minutes from the sunny shores of Inverloch, 8 Kangaroo Rise isn't just a house—it's your dream oasis waiting to be discovered! Don't miss out!

2 BED | 2 BATH | 1 CAR

PRICE:

\$765,000 - \$825,000

OPEN FOR INSPECTION:

N/A

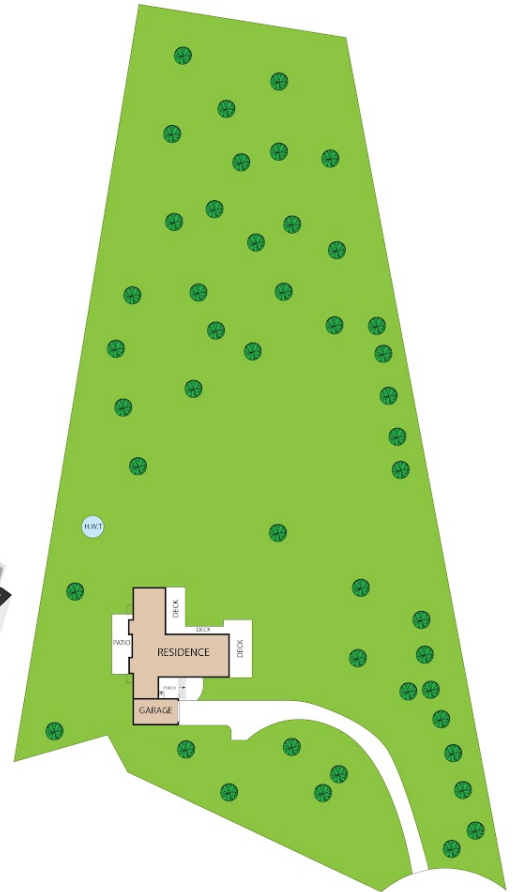


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8 Kangaroo Rise, Koonwarra, VIC, 3954

TOTAL APPROX. FLOOR AREA 150 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.