

52 KARDELLA ROAD, KORUMBURRA, VIC, 3950



**SOLD**

## QUALITY HOME, 2.74 ACRES & MASSIVE WORKSHOP; IT'S ALL HERE.

It is an absolute pleasure to be able to present such a high-quality home with many sought after features.

Situated only minutes from the centre of town, this local builder's own home is set on approx. 2.74 acres and features town conveniences with the beauty of a rural outlook and setting.

### The House:

This commanding home is sure to impress and exudes quality from the minute you enter the formal entry. Featuring high ceilings, solid Messmate flooring, solid doors, granite bench tops in the kitchen, marble bench tops and flooring to entry, bathroom and ensuite, plus large, double-glazed windows throughout to take in the garden views; nothing has been spared here. A sought-after feature is how mobility-friendly the residence is, with wide hallways, no steps and practical bathrooms.

The home is naturally lit by large windows and stacker doors that help bring the outdoors in, offering delightful outlooks over the feature dam from one aspect, and the hand-crafted stone wall, fish pond, water feature and pizza oven in the private entertainment area from another. Those with a big family or like to entertain, will appreciate the spacious open plan living, kitchen and dining area with cosy wood fire, WI pantry, loads of storage, dishwasher, gas cooktop and electric oven. There's also a purpose-built wine cellar for storing your favourite tipples. There are three sizeable bedrooms with BIR's and ceiling fans plus a very generous home office with double doors and capacity to be a fourth bedroom if required. The master bedroom overlooks the dam and garden and has a large WIR and ensuite.

### The sheds:

An extremely attractive feature of this home is the 12m x 15m barn style shed with 3 phase power, studio with toilet and sink and mezzanine. This is a great space for someone with a trade, a car enthusiast or looking those looking for a studio to embrace their creativity. There is an oversized double garage with direct access into the house for regular vehicle storage.

### The surrounds:

Ever dreamt of having a pony, some alpacas, chooks or other livestock on your own lifestyle

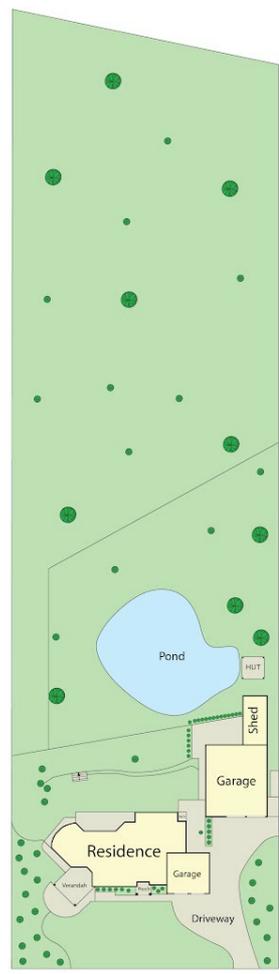
**4 BED | 2 BATH | 5 CAR**

**PRICE:**  
**\$1,280,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Christie Nelson**  
**0407812904**  
christienelson@atrealty.com.au  
Christie Nelson Real Estate



52 Kardella Road, Korumburra, VIC, 3950

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.

**Christie Nelson**  
**0407812904**  
christienelson@atrealty.com.au  
Christie Nelson Real Estate

