2 HUMPHREYS ROAD, LOCH, VIC, 3945









SOLD

LOCH VILLAGE: BEAUTIFULLY RENOVATED COTTAGE ON 12.5 ACRES.

I am delighted to present this superbly renovated bespoke cottage situated on approx.12.5 acres, only minutes from popular Loch Village. Nestled amongst undulating hills and surrounded by picturesque farmland, this delightful home would make an ideal weekend getaway, Air B and B, or simply a place to call your full-time home.

Meander up the tree-lined driveway which includes macadamia & fruit trees, to discover this charming weatherboard home and lock up garage. The hard work has already been done for you and includes updates that are not only practical but on- trend and aesthetically pleasing. The cottage which offers beautiful country views from every window, features three bedrooms all naturally lit, open plan kitchen, dining and living area plus a stunning tiled bathroom with luxurious tub and no-step shower.

Double doors open from the hub of the home to a sizeable, sheltered timber deck, ideal for enjoying barbeques and is a great place to sit quietly and keep an eye out for local wildlife.

KEY FEATURES TO NOTE:
*R/C air conditioning.
*Re-roofed.
*Insulation throughout all walls and ceiling.
*Replastered throughout.
*Concrete stumps.
*Solar power 2.2 KW
*Approx 30,000L tank water.
*New kitchen with soft closing drawers, integrated dishwasher, S/S oven and Caesar stone benchtops.
*Fresh paint, floor coverings and window furnishings throughout.
*Parking for extra cars or caravan.

Complete your lifestyle dream and run your own cattle, sheep or horses on the generous acreage offering dam, machinery shedding, secure fencing and even restore the original cattle yards. If you like the spot but aren't sure about running animals, that's okay! There are often friendly neighbours in the country not too far away, who are happy to utilise the paddocks for

3 BED | 1 BATH | 1 CAR

PRICE:
$960,000

OPEN FOR INSPECTION:
N/A



Christie Nelson
0407812904
christienelson@atrealty.com.au
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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.

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