

9 VICTORIA STREET KORUMBURRA



FOR SALE

HEART-FILLED HOME IN A GREAT LOCATION.

Offered for sale for the first time in 40 years, this charming home overflows with aesthetic appeal and is situated within a handy walking distance of Korumburra's trendy main street, the community Hub and the Great Southern Rail Trail.

With so much of the hard work already done, including re-stumping, re-wiring, re-plumbing, zoned ducted natural gas heating, 7KW solar and a generous updated kitchen, dining and decking area to take in the rural views, there's a lot to love here.

This three-bedroom home features a seamlessly blended combination of original leadlight windows, pressed tin ceilings, cast iron bath and 11.5ft ceilings, mixed with modern conveniences and comforts.

The separate living area features a cosy solid fuel heater, R/C air conditioner and can be closed off from the rest of the home. The open plan kitchen, dining and home office area features lots of storage, breakfast bar, quality fittings, hardwood floors, double glazing and views of the rolling green hills that make Gippsland so attractive. The updated laundry has good storage and a second toilet.

The residence sits on a generous 1146m² block with easy access for vehicles, trailers and vans. A double garage offers car storage or a handy workshop and has 2 phase power and there's a handy trailer/van parking carport as well. There is a generous amount of under-house storage and the garden includes an incredible flame tree at the front, fig tree, veggie planters as well as 2000L of tank water to service the toilets and an additional 5000L for the gardens.

Korumburra is a thriving town situated only around 1.5 hours from Melbourne, 20 minutes from lovely beaches and is rich in history, community and a gentle living pace for those seeking the ultimate tree-change lifestyle.

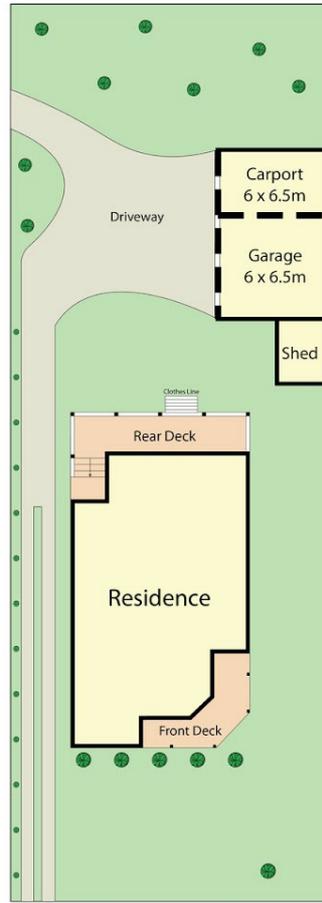
3 BED | 1 BATH | 3 CAR

PRICE:
\$810,000

OPEN FOR INSPECTION:
Aug 2 at 10:00am - 10:30am



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



9 Victoria Street, 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.