



**SOLD**

## UNDER CONTRACT - RUSTIC CHARM MEETS MODERN COMFORT

Welcome to Aminya, which is Aboriginal for the peaceful place. Tucked away in a tranquil, tree-filled setting, this beautifully renovated 3-bedroom log home offers the perfect blend of character and contemporary living. Step inside to find a stunning new kitchen and modern bathroom, complemented by an enormous loungeroom ideal for relaxing or entertaining, the home combines the best of both worlds for peaceful rural living. Enjoy sunny warm mornings and relaxing afternoons on the expansive north facing deck, surrounded by native wildlife and the calming sounds of nature. The property spans 14.82 private acres with a dam, plenty of established trees, and open spaces to explore.

Step inside and be welcomed by the expansive loungeroom—an inviting space with natural timber features, ideal for cosy nights in by the fire or hosting family and friends. The brand-new kitchen is a standout, featuring quality appliances, generous bench space, island bench and a stylish, functional layout. The newly renovated bathroom continues the fresh, modern feel with elegant finishes. The main bedroom has a huge walk in wardrobe, that could also be utilised as a study or baby room for the growing families.

Additional features include:

- double carport,
- new 111sqm lockable farm shed for all your storage or hobby needs
- foundations in place for extension & storage
- veggie gardens

Water storage is well established with 4 tanks in totaling 80,000 L storage capacity (2 header tanks) and a very generous sized spring fed dam. The property is very gently sloping and has lots of varieties of native trees including a plantation of 1,000 pines. The property offers a mix of landscapes from some open pastures to forested wet gullies with their own small waterfalls. The home is set over 200m from the road giving it great privacy and the serenity that only a secluded lifestyle can bring. The local wildlife will become your new neighbours with families of koala's, birds, sugar gliders, rare owls and your occasional echidna.

And yes, the property is on a school bus route too. Local general store, primary and pre school all within 10 minutes drive.

**3 BED | 1 BATH | 2 CAR**

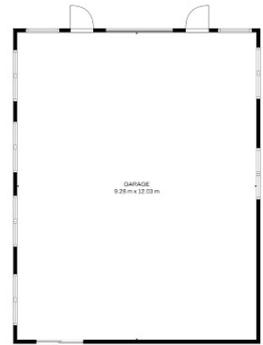
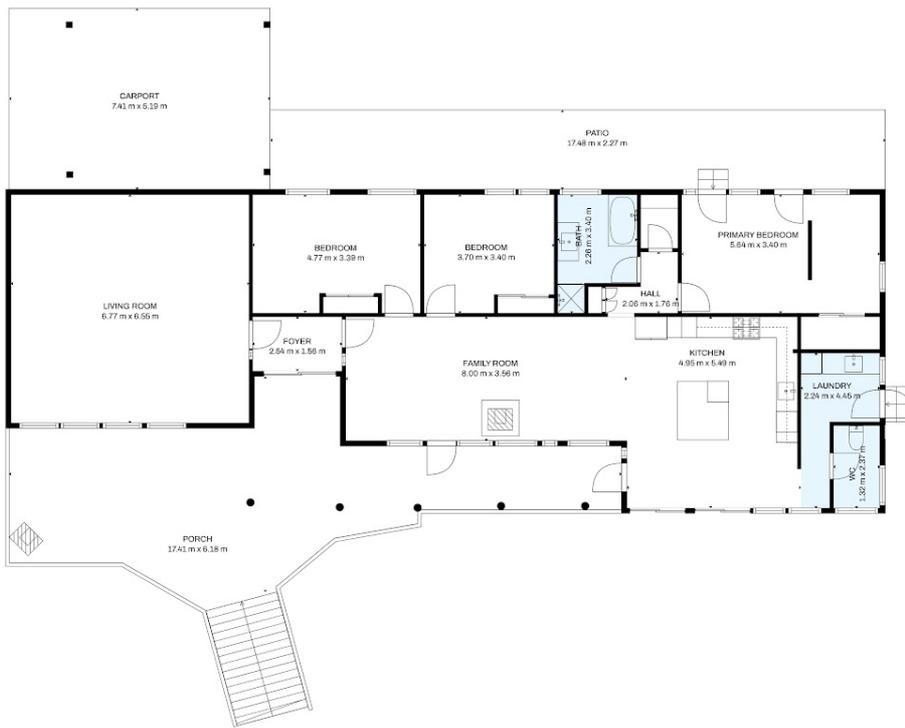
**PRICE:**  
\$945,000

**OPEN FOR INSPECTION:**  
N/A



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## 681 Cawongla Road, Larnook

Floor plan disclaimer: Acre Media Group floor plans including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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Approx. total area: 179m<sup>2</sup>  
Excluding garage, carport and porch/deck areas.

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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