105 NIPPARDS TRACK, WOORARRA WEST, VIC, 3960









SOLD

SURROUND YOURSELF WITH PEACE, TRANQUILLITY AND NATURE.

Nestled amongst beautiful natural surrounds; abundant with native bird and wildlife, this quality home offers a truly unique design and an ambience like no other.
Situated only 10 minutes from the popular town of Foster and 24 minutes from niche Meeniyan; art galleries, The Great Southern Rail Trail, Wilson's Promontory, beautiful beaches, fine dining and great coffee are all close by for locals and visitors to enjoy and explore.
The home is set on approx. 1ha and is set amongst the trees at the end of a private driveway. The occasional Lyrebird and wallaby may even greet you upon arrival.
Enter the three-bedroom residence via a wide verandah and deck, to a formal entry, leading to the attractive central hub of the home. This open plan living, kitchen and dining space offers a delightful combination of timber floors and ceilings, as well as a Jarrah and Blackwood kitchen, complete with butler's pantry, double oven and induction cooking. The dining area is well appointed and even has a sneaky wine-storage cupboard tucked in the corner.
The living area is sizeable and offers a cosy wood fire, as well as a R/C air conditioner.
All rooms take in a special garden outlook, and the master bedroom is a relaxing space with treed outlook, BIR's, ensuite with no-step shower and the option of the sauna is open for discussion.
The master bathroom has received an update in recent years and features a luxurious spa bath.
The spacious laundry area also contains handy storage and another practical space for utilisation as an office, sewing or art room.
Adjacent to the home, a pergola is a lovely area to sit and enjoy the surrounds and can be open or closed, depending on the weather.
Studio: Those who work from home or have the occasional extra house-guest, will appreciate the separate, neat studio with carpeted floor and R/C air conditioner.
Other attractive features:
*44,000 litre house tank, 2 x 10,000 litre tanks + 3000 litre tank from cabin.
*3KW solar power.
*Home is partially double glazed.
*Veggie planters, garden shed, woodshed, fruit trees.
*9x6m carport for caravan or boat storage with power and water handy.
* 2 carport spaces plus workshop.

We are thrilled to offer this amazing lifestyle property for sale by genuine, house-proud owners

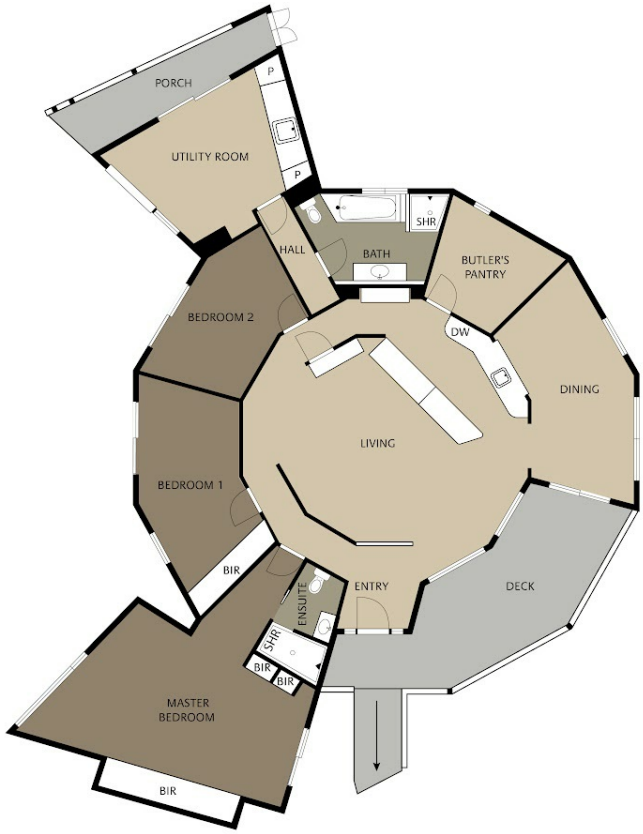
4 BED | 2 BATH | 4 CAR

PRICE:
$865,000

OPEN FOR INSPECTION:
N/A



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
Gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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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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