



FOR SALE

A REFINED COUNTRY ESCAPE ON OVER 2 ACRES, LUXURY LIVING WRAPPED IN RURAL CALM

Set at the end of a quiet cul-de-sac, this beautifully reimagined lifestyle haven blends high-end finishes with timeless country warmth across 2.2 acres (approx) of private, tree-lined serenity.

Inside, every detail has been renewed to perfection. Double-glazed windows and doors frame garden views while enhancing comfort throughout the seasons. The showpiece kitchen pairs natural quartzite stone with an island bench and premium AEG appliances – induction cooktop, dual wall ovens with built-in microwave, and integrated dishwasher; creating a space worthy of both everyday cooking and weekend entertaining and a spacious outdoor alfresco area. Two wood fireplaces; one built-in, one freestanding – anchors the home with a sense of cozy luxury.

The renovation continues through the dining and lounge areas, a fully fitted pantry with extensive cabinetry, refreshed bathrooms and laundry, new tiles underfoot in the living zones. In the bedrooms, comfort turns tranquillity, soft bamboo-fibre carpets underfoot, sheer curtains that drape the room in a gentle, dreamy glow, and full block-out curtains that transform the space into a private cocoon for slow mornings, deep rest, or quiet evenings away from the world.

Outdoors, the lifestyle offering expands. A circular 150m-concrete driveway welcomes vehicles of all sizes. A well-stocked woodshed keeps both fireplaces ready for winter, with generous space to store future loads. A separate workshop/shed provides the ideal zone for hobbyists, trades, or creative projects, while the attached under-car porch offers excellent shelter for vehicles, caravans, or equipment.

The grounds are a botanical delight: cherry, feijoa, citrus, and stone-fruit trees, roses, deciduous plantings, eucalyptus, and a full perimeter of mature Cyprus trees that create a natural, whisper-quiet boundary.

Practical comforts include mains water, an onsite tank, and mains gas.

All of this sits just minutes from the region's major hospital and a short drive from the town centre and V/Line station – a rare blend of luxury, privacy, and convenience.

A polished country retreat where every upgrade has been thoughtfully crafted. Simply arrive and

4 BED | 2 BATH | 5 CAR

PRICE:
\$1,349,000

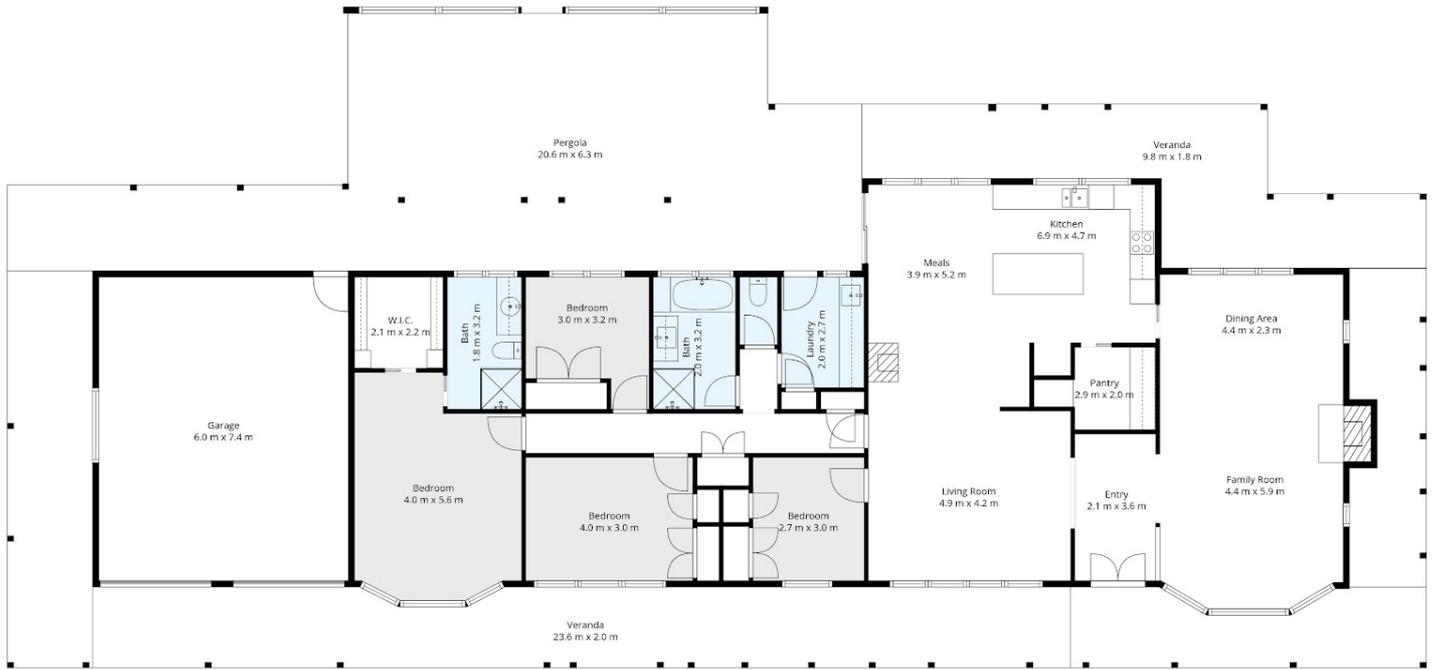
OPEN FOR INSPECTION:
May 23 at 12:00pm - 12:30pm



Mel Ahearn
0409183763

mahearn@atrealty.com.au

atrealtypropertysalesgippsland.com.au



61 Colquhoun Boulevard, Warragul



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here all measurements are approximate and are for illustration purposes only. No responsibility is taken for any error, omission or misstatement.

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.