

125 NIPPARDS TRACK, WOORARRA WEST, VIC, 3960



FOR SALE

SURROUND YOURSELF WITH NATURE, BIRDLIFE, PEACE, BEAUTY AND VIEWS.

This delightful off-the-grid home is set on approx. 3.5 acres and features Promontory Views and a wonderful opportunity to make this a permanent home or the ideal weekend property or accommodation. Boasting solar power with battery, solar hot water, tank water and septic tank; this home is passive to run.

Offering the most tranquil setting, only 35 minutes from stunning beaches and Wilson's Promontory, as well as the picturesque towns of Meeniyan and Foster nearby. Exuding in warmth and character, this property is made from cement-reinforced, local clay, with timber features throughout, and contains 5 bedrooms; each with garden and bush views. Cathedral timber ceilings in the open plan living, dining and kitchen area and colonial windows, create a wonderful sense of space and natural light.

There is practical slate flooring, updated timber-look floor coverings throughout the majority of the home and an updated kitchen with dishwasher, stone bench tops and water views, make cooking a breeze and not a chore. A cosy wood fire in the living area provides warmth for the cooler months.

A utility area and room at the rear of the residence provide handy storage and a wet area for kicking muddy boots off after returning from the garden.

The acreage is a private oasis with a dam, hazelnut grove, Feijoa tree, Macadamia trees, just to name a few. Those requiring storage will appreciate the wood storage sheds, covered workshop, space for multiple cars, plus the studio with power. This would make a fabulous studio and creative space or a teenager's retreat.

Contact Christie or Skye to arrange an inspection STRICTLY BY APPOINTMENT of this fabulous 'coast to country' home.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

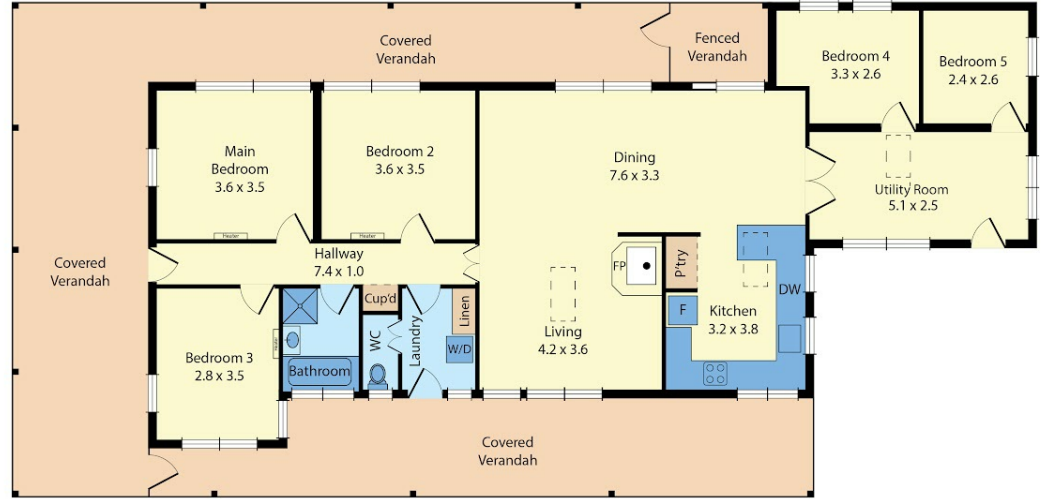
5 BED | 1 BATH | 2 CAR

PRICE:
\$889,000

OPEN FOR INSPECTION:
N/A



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Christie Nelson Real Estate



Main Residence

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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.