



# FOR SALE

## PICTURE PERFECT COUNTRY HOMESTEAD ON 2 ACRES

Rarely does a property arrive that renders compromise entirely unnecessary. This is one of those properties.

Aptly named "Waikare" for the trickling waters of the seasonal creek that winds through the rear of the property, this exquisitely renovated homestead carries a quiet poetry before you even step through the gate. The sound of water moving over river rocks and a small waterfall adds a layer of serenity that simply cannot be manufactured.

Sitting on a rare level two-acre allotment in the heart of historic Korumburra, this is the kind of turn-key acquisition that affluent city buyers spend years searching for and seldom find. Everything has been done. Everything has been done beautifully.

From both the front and rear verandahs, sweeping panoramas of the Gippsland countryside unfold in every direction. Yet for all its pastoral serenity, this is not a property that demands you surrender your lifestyle. A short stroll from the front gate delivers you directly into a growing township that punches well above its size. Korumburra offers a large supermarket, bakeries, niche boutiques, cafes, the award-winning Burra Brewing Co, The Middle pub, and the regionally renowned Rainbow Palace. Country life, without a single sacrifice.

### A Home That Stops You In The Doorway

Step through the front door and the story begins immediately. Original leadlight stained glass panels draw the eye, while restored Baltic Pine floors finished in a premium German coating greet you with a warm honey satin feel that only genuine heritage timber can provide. A warm neutral colour palette takes quiet inspiration from the surrounding blue gum eucalyptus trees, creating a retreat-like ambience that feels both grounded and effortlessly refined.

Soaring high ceilings, elegant dado walls, and the considered bones of a genuine period homestead surround you, while every modern comfort has been thoughtfully integrated. All original double hung sash windows have been meticulously restored with double glazing and weather seals, with underfloor, ceiling and wall insulation installed throughout.

Three generously proportioned bedrooms each carry their own distinct character, dressed in classic architectural features, brand new carpet, built-in wardrobes, and insulating plantation shutters.

### The Kitchen and Living Heart

The fully renovated kitchen and dining area is where the homestead truly earns its warmth. Overlooking the hill views and flooded with natural light, a brand new 900mm Bertazzoni dual fuel range cooker and Asko flush-mount silent dishwasher speak to those who cook seriously. An

3 BED | 1 BATH | 1 CAR

### PRICE:

\$925,000 - \$995,000

### OPEN FOR INSPECTION:

Jun 14 at 3:00pm - 3:20pm

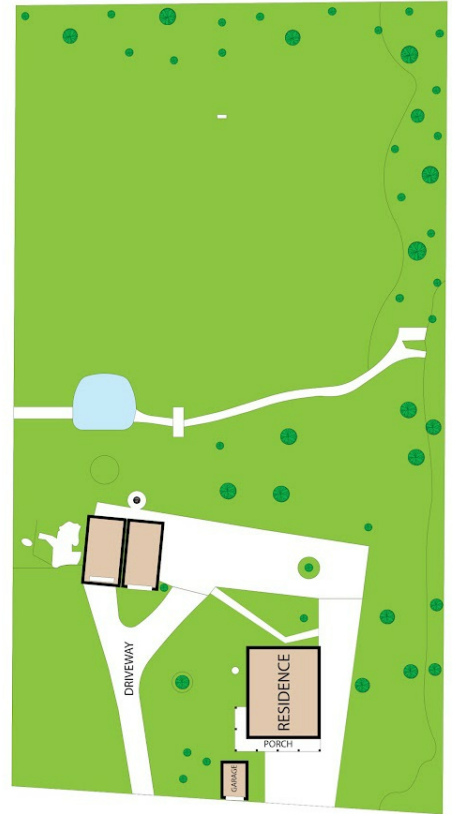


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22 Nason Street, Korumburra, VIC, 3950  
TOTAL APPROX. FLOOR AREA 114 SQ.M

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.

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