



## 1171 Edenhope-Penola Road, LANGKOOP, VIC 3318

Bushland Gem at Langkoop

**5.40 hectares, 13.35 acres**

It's only small, but it's simply stunning!

Known as "Warrenwood", this two bedroom brick home built in 1994 is set in a stunning bushland location, surrounded by approximately 5.404ha (13.35 acres) of flora and fauna.

Enjoy daily bushwalks on your own property or take some time to explore further into the large tracts of secluded bushland on the adjoining crown land.

The house is set back from the road and boasts bush views in every direction. Solid and well maintained, it has a simple but thoughtful layout with a large open living space at its heart.

The living room offers superb views out the front of the property through large picture windows. Year-round comfort is provided by a split system air conditioner, ceiling fan

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P128833

**SALE DETAILS**

**\$430,000**

**CONTACT DETAILS**

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Lee Curnow**

0427 620 864

and slow combustion heater. It flows into a dining area and kitchen with breakfast bar, where meals can be prepared while overlooking the living space. The kitchen has electric appliances including a dishwasher.

Two generously sized bedrooms are both carpeted and have built-ins, main with a sensational view of the front yard. The second bedroom has a split system air conditioner.

The neat and functional bathroom has shower, bath, toilet and vanity. Laundry provides outside access through the back door and has good storage.

At the rear of the home, there is impressive shedding. Two large sheds with power, one with concrete floor - measuring 12m x 6m and the other 9m x 7m, plus a third shed and a caravan carport.

Rainwater storage of approximately 45,000 litres is plumbed throughout the home.

Situated in a quiet, secluded location, but close enough to the services offered by the major towns of Naracoorte (30km) and Edenhope (18km), Warrenwood is a perfect opportunity for downsizers or treechangers to buy their own little piece of paradise.

Inspection is a must to truly appreciate the beauty and serenity this property offers. Contact Lee on 0427 620 864 to secure your inspection.

Council: West Wimmera Shire

Shire Rates: \$328.16 per annum

CT: 9911/234

Land Size: 5.404ha (13.35 acres) approx

Zoning: Rural

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 5.404 hectares
- Bedrooms: 2
- Bathrooms: 1

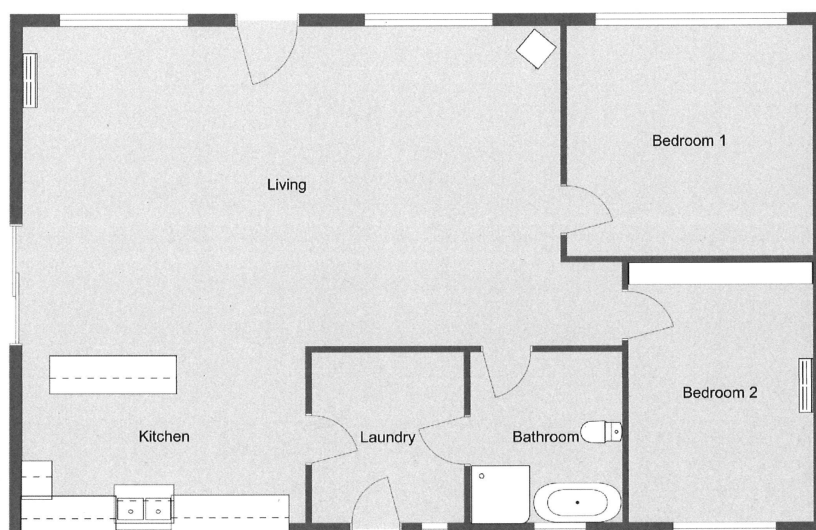
## HOMESTEAD

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY