



8241 Coleraine-Edenhope Road, EDENHOPE, VIC 3318

Full of Character and Rural Charm – Just Minutes from Edenhope

3.93 hectares, 9.71 acres

Brimming with character and unique appeal, this delightful rural living property is just 1km from Edenhope and must be seen to be fully appreciated.

Set on 3.93ha (9.71 acres), the property offers an ideal space for horses, livestock, or simply enjoying a peaceful lifestyle with room to move. The two-storey weatherboard home - featuring two bedrooms and two bathrooms - blends rustic charm with modern updates, creating a warm and inviting living environment.

Downstairs, the open-plan kitchen, meals, and lounge area has been tastefully updated to offer modern appeal while retaining its cosy feel. Kitchen has a sleek look with gas cooktop, while the lounge has a slow combustion heater and split system for year-round comfort.

The spacious master bedroom includes a walk-in robe and ensuite. A second living area, perfect as a kids' playroom, and a bonus room for storage or flexible use add to the practicality.

TYPE: For Sale

INTERNET ID: 300P181923

SALE DETAILS

\$550,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

Stretching along the rear of the home, a large sunroom offers endless possibilities from indoor entertaining to a play space big enough for a game of indoor cricket!

Upstairs, you'll find a huge second bedroom with built-in robes and a private balcony that captures sweeping views of the surrounding landscape. Adjacent is a second bathroom, recently renovated and stylishly appointed.

Outside, the home is framed by low-maintenance gardens with great potential for further landscaping, plus expansive front and rear decked areas ideal for outdoor living and entertaining. A quality 20' x 40' shed with concrete floor and power provides excellent storage or workspace.

Water is well accounted for, with three 22,000-litre rainwater tanks plumbed throughout the home and a bore for backup supply.

This is a truly impressive rural lifestyle package offering space, comfort, and character just minutes from town. Inspection is a must, please book yours with Lee on 0427 620 864.

Council: West Wimmera Shire

Council rates: \$1,305.18 per annum

Tenancy: Fixed lease at \$390/week until 18/9/25

CT: 10572/521

Land Size: Approx 3.93ha (9.71 acres)

Zoning: Farming

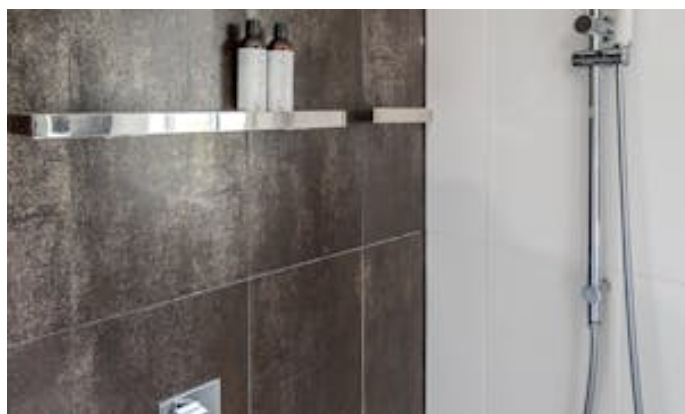
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- Land Area 3.93 hectares
- Bedrooms: 2
- Bathrooms: 2

HOMESTEAD

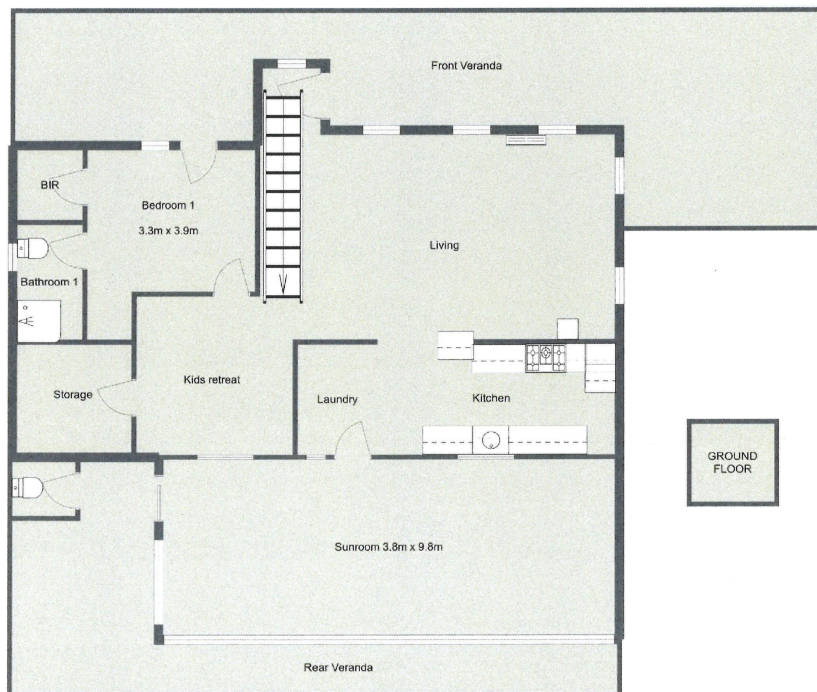
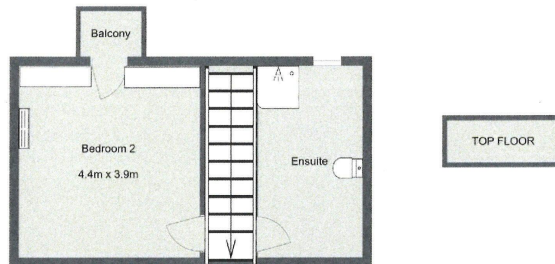
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Bathrooms	2











THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY