



## 1506 Ullswater-Mortat Road, ULLSWATER, VIC 3318

Rural Living Starter Home In Affordable Price Range

**3.30 hectares, 8.15 acres**

Set on approximately 3.3 hectares (8.15 acres) in the quiet rural locality of Ullswater, just 25km from Edenhope, this three-bedroom timber-framed home offers space, comfort, and plenty of potential.

Deceptively spacious inside, the weatherboard home features three well-sized bedrooms, along with an open plan kitchen, meals, and living area that forms the heart of the home.

A sunroom at the rear provides a light-filled space to relax and take in the peaceful surrounds. The bathroom includes a shower, bath, and vanity, with a separate toilet for added convenience. A double carport sits alongside the home.

Out the back is a substantial stone garage complete with two roller doors, concrete floor, and power. Incorporating a laundry and second shower, this versatile space lends itself perfectly to a rumpus room, workshop, studio, or "man cave" - tailor it to suit your lifestyle.

**TYPE:** For Sale

**INTERNET ID:** 300P193082

**SALE DETAILS**

**\$295,000**

**CONTACT DETAILS**

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Lee Curnow**

0427 620 864

Well set up for rural living, the property is equipped with a bore, while rainwater is plumbed throughout the home. A four-bay open-sided machinery shed provides ample storage for equipment and vehicles.

With enough land to run a few head of stock and enjoy the freedom of country living, this is a property that combines comfort, practicality, and the opportunity to make it your own.

Contact Lee for more information or to book your inspection on 0427 620 864.

Council: West Wimmera Shire

Council Rates: \$1,092 per annum

CT: 10654/644

Land Size: 3.3ha (8.15 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 3.3 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>







