

## 20 Camerons Road, WANNON, VIC 3301

### A Picturesque Setting

Located just fifteen minutes from Hamilton at the Wannon, this magnificent home truly embraces its natural surroundings. Featuring a blend of corrugated iron, cedar and local stone, the home blends seamlessly within a peaceful setting overlooking the Wannon River on approximately one hectare.

The kitchen, dining and lounge are open plan, separated by a central feature wall with a large freestanding wood heater plus a reverse cycle air con for added comfort. Floating timber floors, exposed brick and white cabinetry combine to create a warm country feel with a modern edge. The kitchen is well equipped with a seven-burner Kensington gas cooktop, cream enamel double oven and a spacious walk-in pantry that keeps appliances neatly tucked away.

The generous living area is enhanced by timber French doors opening onto a wide undercover merbau deck, perfectly positioned to capture magnificent western views across the Wannon River a perfect spot to sit in the afternoon with enjoying nature at its best watching the sun set or the kids and pets making the most of the space to roam and play.

The home comprises four bedrooms plus a highly versatile study. All bedrooms feature double French doors opening to the outdoors, with three enjoying direct access to the back deck enhancing the home's connection to its surrounds and allowing for an abundance of natural light and fresh air throughout.

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:** For Sale

**INTERNET ID:** 300P195516

**SALE DETAILS**

**\$790,000 to \$820,000**

**CONTACT DETAILS**

**Hamilton**

89 Gray Street  
Hamilton, VIC  
03 5551 6600

**Jo Frost**

0428 585 434

The master suite is spacious, complete with a walk-in robe and large ensuite featuring a spa bath, shower and separate toilet. The study offers excellent flexibility and can easily function as a fifth bedroom, second living area or an ideal work-from-home or business space, with the added benefit of direct external access providing a private entrance for clients or guests.

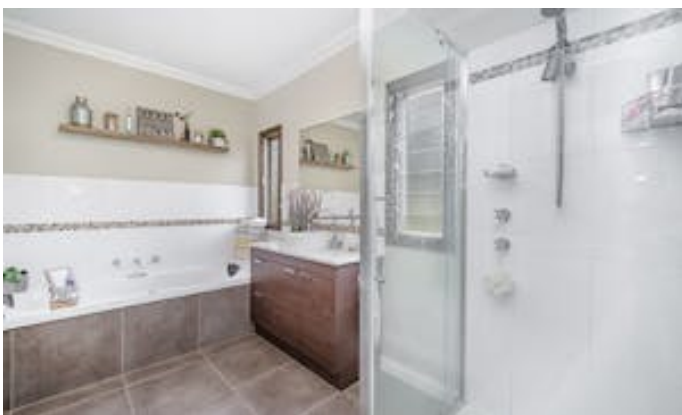
A wide central passage, ideal as a kids' study nook, leads to the remaining bedrooms, all generous in size with built-in robes, carpet and overhead fans. The family bathroom is well appointed with bath, shower, vanity and a separate toilet.

Outside, the property is well set up for rural living, including a chook pen, two water tanks and a large fully enclosed double garage with concrete floor, power, insulated ceiling, toilet and additional storage space.

With a school bus passing through and only a short drive to Hamilton's schools and sporting facilities, this is an appealing lifestyle property offering space, comfort and convenience, ideal for families seeking a relaxed rural setting.

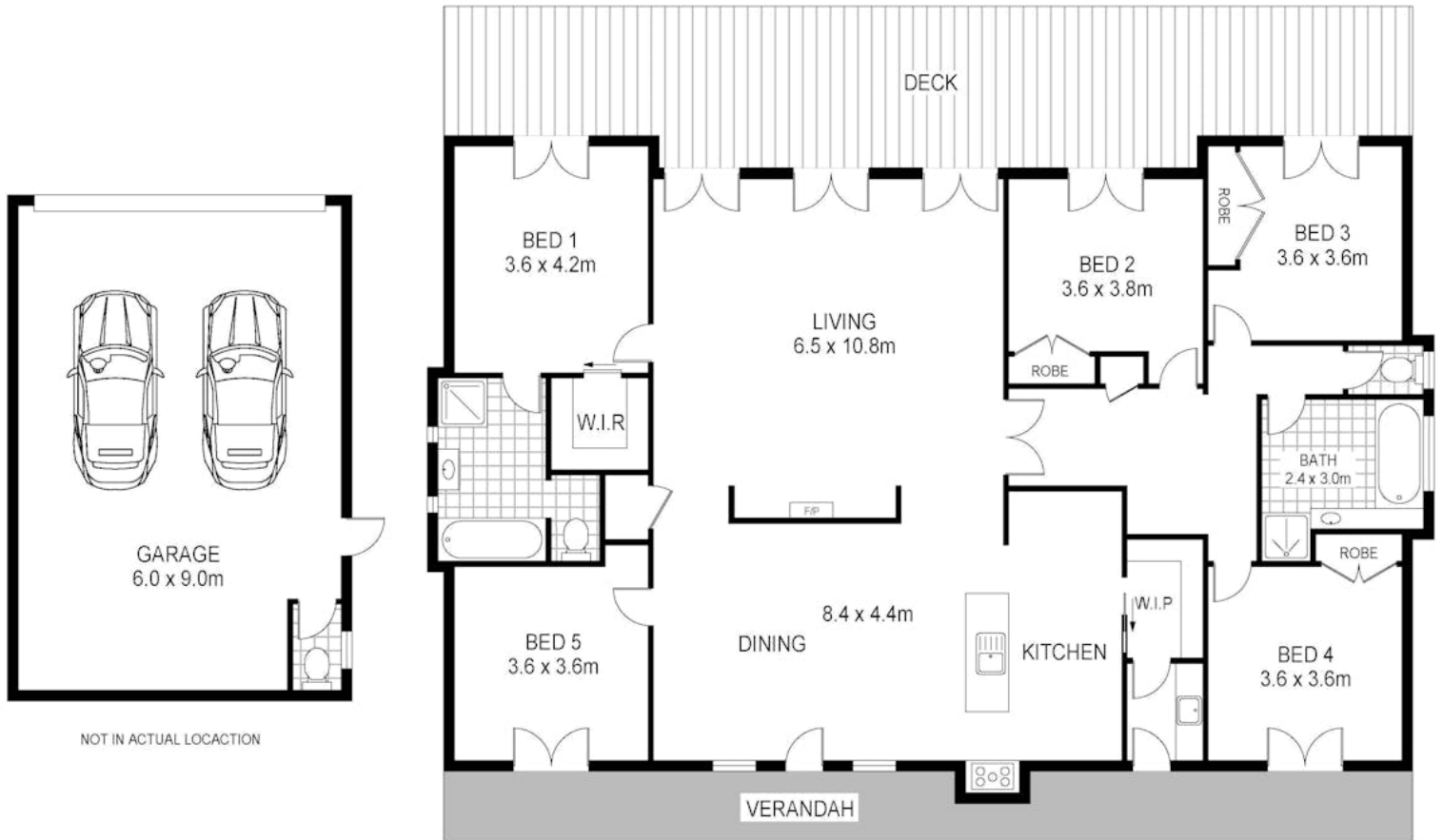
Other features: Area Views, River Views

- Land Area 1.01 hectares
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Ensuite









NOT IN ACTUAL LOCACTION



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

20 Camerons Road, Warrnambool