



180 Mount Cole Road, WARRAK, VIC 3377

Quintessential Country Farmhouse - 5 Acre Private Oasis

If you're searching for the quintessential country farmhouse retreat, this beautifully presented property set on approximately 5 acres of absolute privacy could be the one you've been waiting for. Surrounded by botanical garden-like grounds and nestled between the majestic landscapes of Mt Langi Ghiran and Mt Cole, this unique lifestyle property offers the perfect blend of seclusion, charm and natural beauty.

From the moment you turn into the long, winding driveway, you'll be captivated by the tranquil setting and character of this home. The rendered brick residence is wrapped in an extensive verandah and deck, ideal for soaking in the garden vistas and changing seasons. Inside, the home is bathed in natural light thanks to expansive windows and French doors, while polished timber floorboards and thoughtful styling reflect a relaxed country lifestyle.

The warm and inviting lounge features a solid fuel heater set into a traditional brick hearth, creating a cosy space for the cooler months. The adjoining farmhouse-style kitchen and dining area is a real highlight, offering a Rayburn slow combustion oven, a large farmhouse sink, granite benchtops, and a second electric oven with gas cooktop. Whether you're cooking for the family or entertaining guests, this space is sure to delight. The kitchen looks out over the shady backyard and an enclosed BBQ rotunda, offering a seamless flow between indoor and outdoor living.

TYPE: For Sale

INTERNET ID: 64P0093

SALE DETAILS

[Expressions Of Interest](#)

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

There are three spacious bedrooms, each with built-in robes. Two of the bedrooms enjoy their own private outdoor sitting areas and an abundance of windows that frame the stunning garden views. The main bedroom also features a reverse cycle split system, ensuring comfort all year round. The central modern bathroom includes a corner spa bath, while a rear sunroom provides a flexible space perfect for a home office, creative studio or quiet retreat. A second toilet adds further convenience to the home.

Stepping outside, the gardens are without a doubt the hero of the property. From the beautifully manicured lawns to the diverse range of mature trees and garden pockets, every turn delivers a sense of peace and wonder. Water supply is plentiful with multiple tanks, a spring-fed dam and the charming Spring Creek running through the land. Additional outdoor features include a single car garage, carport, garden shed, workshop, woodshed and chicken coop, making this a truly self-sufficient lifestyle property.

Adding to the appeal is a separate 12m x 10m (approx) Colorbond shed or 'man cave' with power and water connected, a large wood heater and a verandah that captures sweeping views towards Mt Langi Ghiran. This is the perfect spot to entertain family and friends in comfort and style.

This rare offering combines charm, privacy and functionality in a picturesque setting just 15 minutes from Ararat, around an hour to Ballarat and approximately two hours from Melbourne. Whether you're looking for a peaceful tree change, a weekend getaway or a forever home surrounded by nature, this property ticks all the boxes.

To be sold by Expression of Interest closing Wednesday 26th November at 4pm (unless sold prior).

Inspections are strictly by appointment with the selling agent.

- Land Area 5.3 acres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3









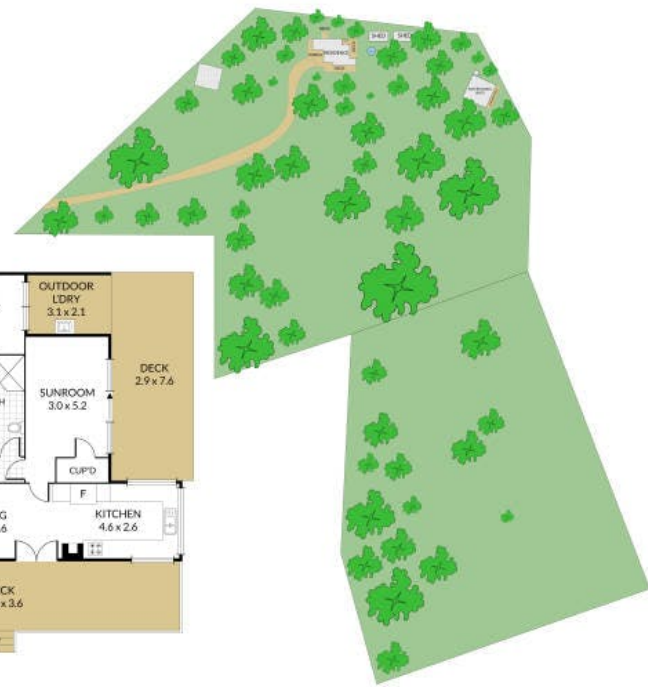
Internal 116m² External 316m² Total 432m² Land Size 21460m²

180 Mount Cole Road, **Warrak**



NORTH

3 x 1 x 3 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.