



205 Warrayatkin Road, ARARAT, VIC 3377

Quality Country Lifestyle Property on 20 acres Only Minutes To Town

8.09 hectares, 20.00 acres

Welcome home to your perfect lifestyle property, If your looking for a quality home, substantial shedding and with the convenience of being only minutes from town then look no further. Set on 20 acres with magnificent established gardens surrounding the home this property provides plenty of options. Inside the well built home oozes country charm, and features double glazing throughout, high ceilings with decorative cornice, ceiling roses and quality drapes. The large living and meals area means you can entertain family and friends with ease while in the comfort of the cosy wood fire as well as ducted reverse cycle heating and cooling throughout. The country style kitchen offers stone benchtops, electric cooking, corner pantry with great storage and double fridge cavity. Everything about this home is in grand proportions including the 3 bedrooms, the master having walk in robe and en-suite while the family bathroom is spacious and boasts a corner spa for unwinding after a busy day. Outside you are immersed in the spectacular gardens via front and rear paved pergola areas and provide wonderful views across the countryside and out to Mt Langi Ghiran. Other valuable additions include 5 large water tanks, town water (non potable), 5kw solar (27 panels), double garage, large workshop with 440 amp 3 phase converter, huge machinery shed, good fencing and pastures providing many agricultural and livestock options. Contact the selling agent to arrange your inspection.

TYPE: Sold

INTERNET ID: 64P0504

SALE DETAILS

\$795,000 - \$825,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

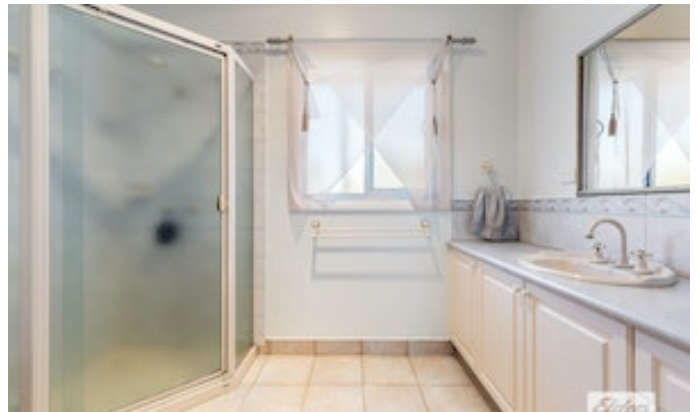
- Land Area 8.093713 hectares
- Bedrooms: 3
- Bathrooms: 3



HOMESTEAD

Bedrooms	3
Bathrooms	3




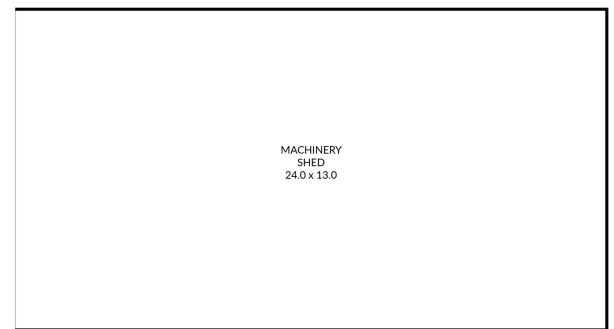
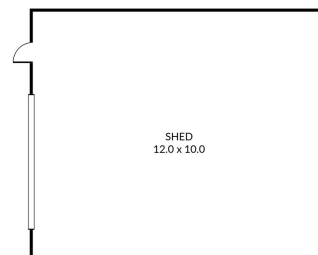
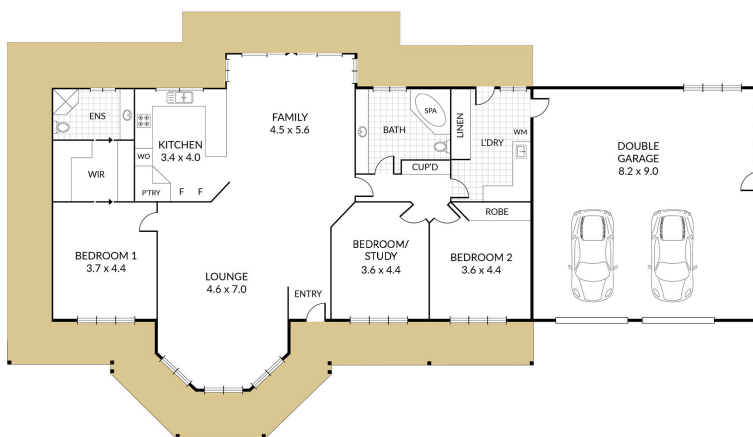






Internal 242m² External 517m² Total 759m²205 Warrayatkin Road, **Dobie**

NORTH

3 x  2 x  2 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.