



26 Cods Flat Road, STAWELL, VIC 3380

Space and Serenity on 15 Acres

Set on approximately 15 acres right on the edge of town, this double storey, five bedroom, two bathroom family home offers the perfect blend of country space and everyday convenience.

The timeless timber kitchen features a 900mm stainless steel electric cooker and opens seamlessly to the spacious dining and family area. A free standing wood heater and reverse cycle split system air conditioner ensure year round comfort.

All five bedrooms include built in robes and ceiling fans, with two located on the ground floor and three upstairs. Both bathrooms are well appointed, each offering a bath and separate shower to easily accommodate a busy household.

An additional living room on the ground floor provides valuable flexibility for families needing extra space to relax.

Upstairs, step out onto the balcony and soak in the lovely rural outlook across to the Grampians. Access to this area is available from both inside and out, making it an ideal place to unwind.

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: 64P4646

SALE DETAILS

\$650,000-\$680,000

CONTACT DETAILS

Stawell

3 Patrick Street
Stawell, VIC
03 5358 3939

Ross Matthews
0408 584 954

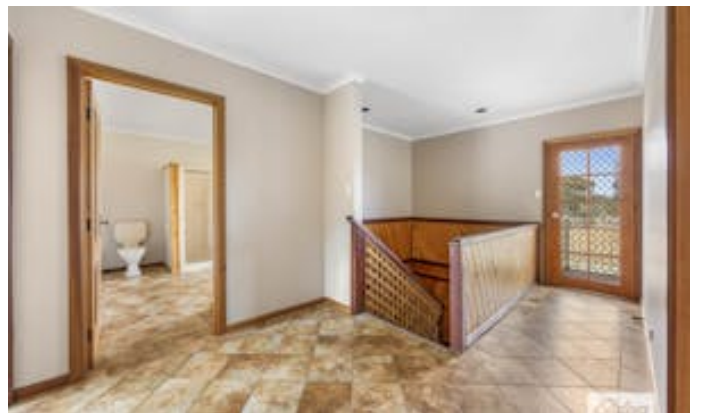
Outside, a double carport offers direct undercover access to the home, and a handy shed/workshop measuring 11.4m x 12.3m with concrete floor, power and a handy third toilet is perfect for storage or projects.

The well fenced 15 acre allotment, includes a secure house yard and offers ample room for kids, pets and livestock. Water supply is secure with generous tank storage plus a naturally filled dam.

A rare opportunity to enjoy rural living with town amenities close by, this property delivers space, comfort and outstanding views in one exceptional package.

- Land Area 15 acres
- Bedrooms: 5
- Bathrooms: 2
- Double carport









Internal 249m² External 342m² Total 591m²

26 Cods Flat Road, **Stawell**



NORTH

5 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.