



## 6 Walker Street, WICKLIFFE, VIC 3379

### Superb permanent residence or rural retreat

Superbly positioned on a corner allotment, this beautifully renovated brick veneer residence sits just approximately 300 metres from the Hopkins River, offering exceptional space both inside and out. Spanning an impressive approx. 6130 sqm across 3 lots, the property enjoys front, rear, and side access, all securely fenced-ideal for families, hobbyists, or lifestyle buyers.

Conveniently located 11km from Lake Bolac, renowned for its caf  s, pubs, fishing, skiing, water activities, and both primary and secondary schools, the home provides an enviable blend of rural living with town convenience. The property is also 17km from the highly regarded Willaura Bakery, 30 minutes to Ararat and the Grampians, 92km to Warrnambool, 68km to Hamilton, and 109km to Ballarat, ensuring excellent connectivity to key regional centres.

Externally, the property is well-equipped with 17 solar panels for energy efficiency, a double carport that doubles as an undercover entertaining area, and a large powered shed-the ultimate man cave-complete with workshop space and wired for internet and TV. Additional features include a garden shed, gazebo, dog yard, and town water connection.

**TYPE:** For Sale

**INTERNET ID:** 64P4691

#### SALE DETAILS

**\$435,000 - \$465,000**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**David Jennings**  
0417 371 872

Inside, the home offers comfort and functionality with evaporative air conditioning, a spacious open-plan living area featuring floorboards, wood heating, and a split system. A dedicated work-from-home space with internet connectivity adds further flexibility. The updated kitchen is well-appointed with electric cooking, breakfast bar, and adjoining dining area.

Accommodation includes three bedrooms with built-in robes, with the master bedroom boasting an ensuite and split system. The main bathroom features a separate shower and bath, while an additional office/computer room or smaller fourth bedroom enhances the home's versatility.

A standout lifestyle opportunity combining space, comfort, and location-contact the agent today to arrange your inspection of this exceptional rural property.

- Land Area 6,130.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- 4 car garage
- Double carport
- Ensuite













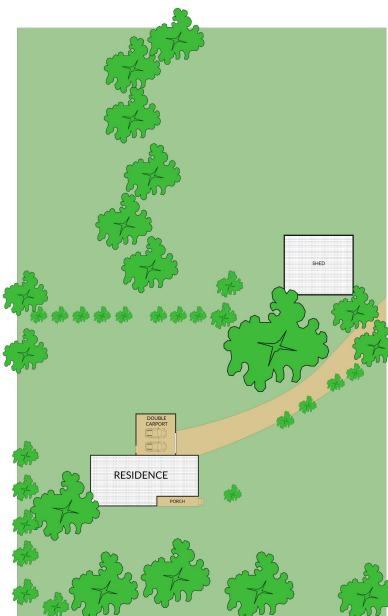


Internal 309m<sup>2</sup> External 5787m<sup>2</sup> Land Size 6096m<sup>2</sup>

6 Walker Street, **Wickliffe**



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.