

1 Costerman Terrace, Marengo, VIC, 3233

RESELLER

House For Sale

Sunday, 3 November 2024

1 Costerman Terrace, Marengo, VIC, 3233

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Type: House



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IMPRESSIVE AND LUXURIOUS GARDEN OASIS

This distinguished north-facing property, set on 1 acre, boasts delightful rural and garden views and has been meticulously maintained. This stunning Mount Gambier Limestone home is enveloped by lush gardens, mature trees, and manicured lawns, creating a serene oasis.

The home has high ceilings and expansive windows that fill the generous spaces with natural light, enhancing the modern design and picturesque surroundings. The heart of the home is a large and welcoming space, featuring a bright kitchen, meals, and family area that seamlessly flows out to a covered deck, perfect for entertaining, with access to the covered BBQ area. An adjacent TV nook with wood heater adds a cosy enclave to retreat to in those cooler winter months.

With three spacious bedrooms including a master suite with an ensuite and walk-in robe and a stylish family bathroom, comfort is prioritized. An additional living area or fourth bedroom upstairs opens onto a decked balcony with sweeping views of Marengo.

A substantial separate shed/workshop offers versatility for a home business or recreational pursuits, while a one-bedroom and generous lounge dining and kitchen accommodation at the rear is ideal for guest visits or short-stay rentals. The double garage attached to the main residence, currently used as a gym, adds to the extensive space available for personal projects.

Additional features include locally sourced hardwood floors, double-glazed windows throughout, a 900-wide gas stove, Smeg dishwasher, ducted heating and cooling, a generous laundry with separate powder room, a separate woodshed, ample storage, and an impressive 32,000-litre rainwater tank, enabling the house, shed and garden taps to run on either tank or town water. A substantial elevated cubbyhouse will delight the young, and young-at-heart. This property perfectly combines luxury living with the tranquillity of rural life.

KEY ATTRIBUTES

- ☑ Master bedroom with ensuite and walk-in robe
- ☑ Two-bedroom guest wing with family bathroom
- ☑ Generous open plan kitchen/living/dining space with adjacent TV nook
- ☑ Established and manicured gardens with many native species
- ☑ Multiple out-buildings including shed, studio accommodation
- ☑ Fibre to the Premises (FTTP) broadband internet capability
- ☑ Generous corner block of 4000 sqm
- ☑ Located in the peaceful 'Ocean Park' enclave of Marengo