

1044 Coalville Road, Narracan, Vic 3824

@realty

House For Sale

Friday, 3 January 2025

1044 Coalville Road, Narracan, Vic 3824

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 44300 m2

Type: House



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\$840,000 - \$890,000

Welcome to your dream rural retreat in the picturesque town of Narracan. Nestled on approx. 11 acres of sprawling land, this stunning property boasts breath-taking views of the surrounding countryside and offers the perfect balance of peaceful seclusion and modern convenience. With 3 bedrooms all with BIR and ensuite to master, family bathroom, and ample parking space, this property is perfect for families looking to escape the hustle and bustle of city living. Step inside and greeted by a warm and inviting atmosphere, the large windows flood the space with natural light. The new kitchen features a huge 3-meter island bench, integrating pot storage and cooktop. An oversized triple-glazed UK Fireclay sink and black tapware gives a modern yet rustic farmhouse appeal with black handles throughout. An integrated microwave, built-in dishwasher and large overhang perfect for bar stools complete the functional kitchen complete with large meals area or 2nd living. The spacious living area is the perfect place to relax, unwind and enjoy the views. But the true highlight of this property is its eco-friendly features. With split system air conditioning and heating, you can stay comfortable all year round without breaking the bank. And with solar panels and a water tank, you can feel good about reducing your carbon footprint and saving on utility bills. Step outside and experience the true beauty of this property. Enjoy a cup of coffee on the wrap around verandah as you take in the stunning views of the rolling hills and lush greenery. The outdoor entertaining area includes party lights and a great place to relax and unwind with family and friends. Mancave or Rumpus room, inside the 7m x 11m shed complete with power, overhead lighting, a huge 9wk reverse cycle Wi-Fi air conditioner, Jindara fan-forced wood heater makes it the perfect space for winter entertaining or the adult children that won't leave home. Room for the cars/ farm toys with a workshop on the property, you have the space and room for the tools to pursue any hobbies or projects you've been dreaming of. The land offers endless possibilities, whether you want to start your own hobby farm, have space for your kids and pets to run and play, or simply enjoy a peaceful stroll through nature. The farmland is currently maintained by 10 Dorpa mix sheep and 2 Dexter cows, with the home lot only requiring minimal mowing. Chickens and ducks provide eggs, lemon trees produce beautiful fruit, and ferns galore highlight the beautiful landscape. Plenty of space for vegetable patches and room for the dog to run around. A covered wood storage area keeps your timber ready to burn and the Cox ride on mower included with the property easily tows a small trailer of firewood to your new garage. A 12v solar system with battery provides lights and Wi-Fi camera access for your chickens. Features- *13.5kw Solar System including a Tesla Powerwall *99 year perpetual lease for the creek*Two further storage sheds with light and power provide plenty of easily accessible equipment and hay storage. And the location of this property couldn't be more perfect. Narracan is a charming town with a strong sense of community, surrounded by beautiful parks and reserves. You'll have the best of both worlds – a tranquil rural lifestyle, with the convenience of being just a short drive away from Moe's town amenities and Vline train. Don't miss your chance to own this slice of paradise in Narracan. Whether you're looking for a permanent residence or a holiday home, this property ticks all the boxes. And the best part? It's available now! This is your opportunity to make your rural living dreams a reality. But don't just take our word for it, come and see for yourself. Schedule a viewing today and let this property speak for itself. With its perfect location, spacious living areas, and eco-friendly features, this rural retreat won't stay on the market for long. Don't let this opportunity pass you by – make Narracan your new home.