

295 Coster Rd, Modella, VIC 3816

Sold - \$1,020,000

Acreage 3  2 



## 2ha Lifestyle Opportunity Awaits

Nestled within easy reach of Drouin and Longwarry, this rare opportunity presents itself for the first time—an exceptional 2ha (4.88 acre) property offering both serenity and space. Surrounded by picturesque farmland with breathtaking views extending to Bunyip State Forest, this quality-built home provides an affordable retreat for those craving a quieter, more relaxed lifestyle.

### Open for Inspection

By Appointment.

Designed for comfort and convenience, the home boasts a spacious L-shaped lounge and dining area, an open-plan family and meals space, and a functional timber kitchen with ample storage and a charming bay window framing the stunning rural outlook. The accommodation includes three generous bedrooms, with a walk-in robe and full ensuite to the master, as well as a dedicated study—perfect for those working from home or in need of extra space.

Car accommodation is well-catered for with an oversized double garage, while thoughtfully designed shedding adds incredible versatility. The property includes a four-bay shed with a concrete floor and power, a sizeable hay shed, and additional sundry shedding for all your storage needs.

The land itself is a dream for hobby enthusiasts, offering endless possibilities—whether it's space for ponies, dirt bikes, or any other rural pursuits that capture your imagination. The generous dam provides water for stock and ample tanks provide year-round water for domestic use.

A fantastic blend of lifestyle, convenience, and potential, this property is truly a must-see!

### Listed By

Elise Davidson

Mobile: 0412 829 552

