



15 Coalville Rd, Moe



## LIVE IN YOUR OWN PIECE OF PARADISE!

With endless possibilities, this ¼ acre property is sure to catch your eye!

This modern classic property boasts multiple bright and spacious areas with high ceilings and art deco features throughout. While an open plan kitchen with freestanding gas oven is complemented by a bright dining and living area, providing everything you need for any festivity. The large separate sitting room is complete with wood fireplace. Gas ducted heating throughout, so the family will be toasty over winter, whilst a 1.5kw solar system supports your electricity costs.

The main residence has two huge bedrooms, bathroom with separate shower, toilet and enjoyable space for a relaxing bath. Featuring a large entertainment/sitting area outside the back door on the way to the self-contained bungalow with shower and toilet. Teens will love the independent living!

The rear of the block hosts a double storey studio and workshop, with spectacular views of the Baw Baw Mountains and a deck wrapped around one side. Rear access to studio and back of yard via a laneway, with large shedding and double carport. Enjoy a soothing cuppa in the leafy garden with fruit trees, vines, chook sheds and veggie gardens.

Opposite the Edward Hunter reserve, enjoy the space and tranquillity that country life has to offer.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely*

3 1 2 1,074 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1183
<b>Land Area</b>	1,074 m <sup>2</sup>

### Agent Details

Aaron Megaw - 03 5127 1333

### Office Details

Strzelecki Realty  
03 5127 1333



*upon their own inquiries in order to determine whether or not this information is in fact accurate.*