



#### 40 Staceys Road CONNEWARRE VIC

4 2 3

Very modern and well appointed home set amongst 4.5 acres of natural land and also 1 acre of pastureland available if needed. Large foyer entrance leads to a magnificent family/meals area with floor to ceiling windows overlooking farmland, the Connewarre wetlands/ Reedy Lake. Large lounge with a roaring coonara fireplace and sliders to wrap around external deck and again offering magnificent views. Kitchen with ample cupboards, electric cooking and a dishwasher. Oven includes a steam oven/plate warmer. Spacious Bedroom one with walk in robe, slider to deck area and full ensuite with heated towel rails. Bedrooms 2, 3 & 4 are very large with lots of built in robes and all have fans. Main bathroom with separate bath and shower, Separate toilet. Large laundry room with ample cupboards and storage. Utility room

with another toilet and vanity. Entertaining deck area is undercover and there is also another BBQ covered outback area for those barbies with a roaring fire. Solar HWS with electric booster. Rain water tanks, Mains connected, Double carport, Shed, Outdoor pets welcome. Circular driveway, 5 minute walk to fishing, 1 acre of pastureland available for horses.

**View :** <https://www.bellarineproperty.com.au/1502782>



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