








## Create Your Rural Lifestyle

3 1 2 1.65ha

Situated peacefully off Balaklava Road, 231 Kollara Road is set on over 4 acres*, offering plenty of space to embrace a relaxed country lifestyle. The existing improvements provide a solid foundation to work with, while the generous allotment offers the flexibility to shape the property around your own vision.

A long driveway welcomes you onto the property, creating a sense of privacy and tranquillity from the moment you arrive. With thoughtful landscaping and a little vision, this property has the potential to beautifully complement the surrounds and create the perfect ambience for country living.

The recently re-roofed home is positioned to take full advantage of its 360-degree views, with a western-facing aspect capturing beautiful sunsets across the surrounding landscape.

Key features:

- Three spacious bedrooms, one with built-in wardrobes.
- Main bathroom with separate toilet
- Separate living and dining areas
- Kitchen with adjoining laundry
- Practical floorplan with plenty of scope to renovate and modernise

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|---|---|
| **Price** | $335,000 |
| **Property Type** | Residential |
| **Property ID** | 12486 |
| **Land Area** | 1.65 ha |

### Agent Details

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### Office Details

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WARDLE Co. Real Estate

- Recently re-roofed
- Double-bay shed
- Set on approximately 1.65 hectares

Plenty of opportunity to breathe new life into this property and create something truly special.

$335,000

Lauren Ferme

0466 072 288

RLA228106

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