



**38-40 Main St, Great Western**



### Iconic Wine Village Lifestyle

Vineyards and vigneron, history and heritage, country living and community, all this and more in the thriving, and ever popular, Great Western wine village.

On a very generous 3642 sq metre block and only eleven years old this corrugated iron clad home is close to maintenance free allowing you the time to enjoy yourself and the area.

Built by a builder for himself in 2010 this colonial style home has a floorplan that includes a kitchen with gas and electric cooking, dishwasher, excellent cupboard space and a walk-in pantry. The family dining area opens directly to the perfectly situated and private outdoor entertaining and bar b que area. The spacious lounge room has dual split system reverse cycle air conditioners plus there is a separate and very handy air conditioned family room.

All three carpeted double bedrooms have verandah access doors, overhead fans and built in robes with a full ensuite and walk-in robe to the main. Fully tiled the main bathroom has a separate shower recess with a custom vanity unit.

An extensive list of extras includes front and rear verandahs, under floor, wall and ceiling insulation, money saving 12 panel solar system, gazebo in the established gardens, nine by six and a half metre double garage workshop on slab with power, six and a half by four and a half metre party/rumpus room on slab with power, store room and external toilet, grid power, town water and a 120,000 litre rain water storage tank.

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

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Price	SOLD for \$567,000
Property Type	residential
Property ID	2521

#### Agent Details

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#### Office Details

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