



Rural-Town Fusion



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11-13 Cousin Drive, Wellington

\$925,000

This unique property combines the tranquility and spaciousness associated with rural living with accessibility and amenities found in a town setting.

This bespoke family home is definitely a rare find, perched on the side of a hill in a real secluded setting it spans 1.14 hectares (2.8 acres) with commanding views of the Wellington valley and is cocooned by landscaped grounds that attract native wildlife.

The residence features a lovely northerly aspect with the verandah, pool, and lawn area all designed to take full advantage of the views while ensuring complete privacy.

Due to its expansive land footprint it would be prudent to explore redevelopment potential (granny flat, additional accommodation etc. subject to council approval) of this wonderful property.

Inside, the home boasts 4 bedrooms including an ensuite off the main bedroom and a convenient 3rd shower and toilet in the laundry.

The open-plan kitchen, dining, and living area flows onto the northerly verandah, while a separate formal lounge room provides space for special occasions.

Property ID:	L26251619
Property Type:	House
Building / Floor Area:	205
Garages:	3
Carports:	2
Open Parking:	2
Land Area:	1.12 hectares

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With verandahs on the northern, southern and western sides there are multiple relaxation 'zones' depending on the season while parking is provided with a sealed driveway and turning area between the house and garages.

Additional features include a huge industrial sized shed with 3-phase power, two single garages with remote control doors, a workshop, split system air conditioning, a slow combustion wood heater, gas connection, dishwasher, built-ins in three bedrooms, an alarm system and an in-ground pool that has best views in town.

This property offers a perfect blend of tranquillity and functionality and is ideal for an extended family or someone who wants to own a truly unique and irreplaceable home.

Inspections T.A.P can be arranged by calling Gary Francis on 0428 459 830.

- Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation and prospective purchasers are urged to use them as a guide only.