

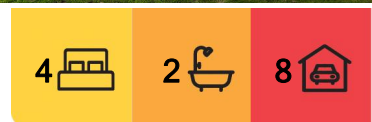


Nyora, 93 Follett Drive

1.56 ACRES OF COUNTRY LIFESTYLE LIVING!!

93 Follett Drive is arguably set in the best location in Nyora. Positioned in a quiet court, with a wide sealed road and lined with picturesque homes, you will feel you have found your dream property. This stunning 4 bedroom, 2 bathroom, 3 living area home along with huge shedding and room for cars, caravan, boats and your animals, is set on approximately 6,335 m2 or 1.56 acres within walking distance or a short drive into the centre of Nyora.

As you drive into the property, you are greeted by well planted trees and gardens, immaculate lawns, curved driveways leading up and into the remote-controlled double car garage with internal access. The entry to the house is grand and private. There are three living areas spread through the home, one of which can be used as a home theatre. Another has a large wood heater and reverse cycle split system for overall comfort through winter and summer. A separate study is located near the entry.



For Sale
\$1,420,000 - \$1,460,000

View
By Appointment

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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The kitchen is equipped for the best of chefs with a 900mm electric cooktop and oven, rangehood and dishwasher, its open functionality leads into the dining and living areas.

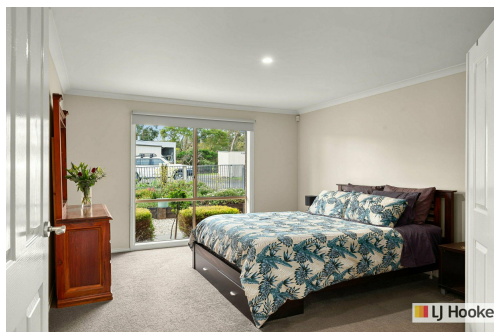
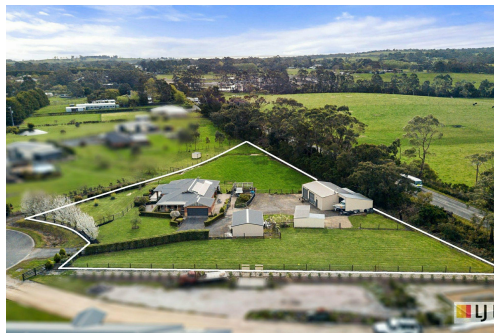
The massive main bedroom has 4 x large built-in robes and an ensuite fitted with a double vanity, shower and toilet. The three other bedrooms all with built in robes and carpet are serviced by the family bathroom complete with shower, bathtub and separate toilet. Laundry has space and an external door.

The alfresco area is just off the dining area is fitted with blinds and leads out into the stunning gardens.

- Further Property Features –
- . 12M x 7.5M Shed, 3M Clearance, 2 Roller Doors, Concrete Floor and Power.
 - . Large Carport attached to the main shed for Caravan or Boat.
 - . 6M x 9M Shed with 2 Roller Doors, Concrete Floor and Power.
 - . 3 Paddocks, Fully Fenced. 2 paddocks would be suitable for horses Etc.
 - . Solar Panels – 600 KW & Solar Hot Water. Lose your electricity bills.
 - . Garden Shed and Large Woodshed.
 - . Town Water and Septic Treatment Plant.
 - . Ample Gardens, Lawn Area and a variety of Established Trees.

Nyora is a peaceful country town with a medical hub, primary school, store, cafe and recreation reserve. Situated approximately 40 minutes drive from the South Eastern suburbs and Phillip Island beaches. A very easy commute either way.

93 Follett Drive, Nyora, is an opportunity not to be missed. Enquire today to arrange a viewing and begin the next chapter of your life in this amazing lifestyle property.



More About this Property

Property ID	QUHS5
Property Type	AcreageSemi-rural
Land Area	6335 m2
Including	Ensuite Study Toilets (2) Deck Workshop Built-in-Robes Fully Fenced Remote Garage Solar Panels Water Tank Solar Hot Water

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GROUND FLOOR



93 FOLLETT DRIVE, NYORA



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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