

# Falk & Co



## 762 Cobden Warrnambool Road Elingamite VIC

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This very cute cottage on 9 acres is superbly located just out of Cobden and 35 minutes from Warrnambool, the home comprises of two bedrooms, billiard room which could easily become a 3rd bedroom, sitting room, kitchen meals with electric cooking and a family bathroom, not mention reverse cycle air conditioning in the bedrooms.

The home has great country appeal with all sorts of possibilities and plenty of room to extend if you wish. Outside there is a very good four bay machinery shed, double garage, over 8000 gallons of fresh rainwater, a dam for the cattle, cattle yards and the property is currently divided into two paddocks.

This superb lifestyle property offers so many options, a

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**Type** : Acreage/Semi-Rural  
**Price** : \$565,000-\$600,000  
**Land Size** : 9 Acres  
**View** : <https://www.falk.com.au/sale/vic/great-ocean-rd-otway-ranges/elingamite/residential/acreagesemirural/8135657>



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FLOORS: 1

## ▼ Ground Floor



The measurements provided in this real estate floor plan are intended to serve as a general guide and for marketing purposes only. While every effort has been made to ensure accuracy, these measurements are not intended to be relied upon for any purpose, and should not be considered a guarantee of precise dimensions or square footage.

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