



## 4 Earl Court MORIAC VIC

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Located in a secluded cul-de-sac and set on just over an acre is this appealing 3 bedroom plus study home.

The clever design takes advantage of the rural views and reserve access, and provides plenty of room for the children to play.

A spacious and light filled open plan living has spotted gum flooring and has direct access onto a fantastic undercover alfresco area.

Other features include formal lounge with wood heater, fully equipped modern kitchen, main bedroom with parents retreat, double walk in robe and ensuite, kids play area (potentially a 4th bedroom) 5.5 star high efficiency ducted zoned heating, airconditioning, extensive outdoor timber decking, plus double garage with auto door and an internal access.

**Type** : House  
**Price** : \$ 685,000  
**Land Size** : 4159 sqm  
**View** : <https://www.maxwellcollins.com.au/sale/vic/geelong-district/moriac/residential/house/7455514>



**Eugene Carroll**  
 03 5222 4711

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