

**1-3 Stanbury Avenue, Canadian, Vic 3350**



**House For Sale**

Friday, 3 May 2024

1-3 Stanbury Avenue, Canadian, Vic 3350

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 2198 m2**

**Type: House**



Mark Williams  
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Tracey Holmes  
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**\$865,000 - \$950,000**

Rarely does a property with such versatility come to the market. With approximately 2198m<sup>2</sup> on two titles, options include further subdivision or boundary realignment STCA. Make this uniquely ambient, stone built home yours and enjoy breakfast on either your northern or eastern elevated balcony as you admire the abundance of birdlife and scenic views. Watch the sunrise over Mt Warrenheip or take in the colourful display as Mt Buninyong absorbs the last rays of light at day's end. Enjoy a comfortable climate all year round with both subfloor and ceiling insulation complementing the multiple split system air conditioners. This property has taken a new lease on life in the last couple of years with fresh paint, new fencing, updates to the bathrooms, kitchen, laundry and studio/home office as well as additional solar on the roof with a 6.6KW inverter complimenting the 3KW system on the Master Studio. The garden has seen significant development and solar electric entry gates are a recent addition. Other features include incredible polished floorboards throughout, ducted vacuum system, an open plan kitchen/dining area, separate lounge room, ample storage space under the house and two carports. A private and secure courtyard leads to the quintessential home office/teenage retreat boasting its own split system air conditioner. Enjoy the developing orchard including citrus, stone fruit, apple and almond trees as well as the grape vines lining the boundary fence. Further embrace a sustainable lifestyle with 40,000 litres of water tank storage underground solar panels on both the house and adjacent Master Studio. The Master Studio boasts exposed beams, polished concrete floors, a super efficient gas log heater, ceiling fans, full kitchen, bathroom and laundry as well as an impressive undercover alfresco/carport. Earn passive income from this studio which has proved very popular being used as an Airbnb given its close proximity to Sovereign Hill, the Ballarat CBD and all of the attractions that Ballarat has to offer. This building would also make the ultimate man cave, entertaining area or even additional living space STCA.