

# 1 Crestmont Court, Miners Rest, Vic 3352

## House For Sale

Wednesday, 12 June 2024

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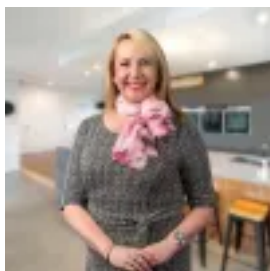
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



Penny Shields

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**\$495,000 - \$515,000**

Welcome to 1 Crestmont Court, Miners Rest-a stunning modern residence nestled in a quiet court within a highly sought-after area. Set on a generous allotment with breathtaking views of rolling fields and hills, this home offers the perfect blend of modern living and a tranquil country lifestyle. Key Features:

- **Spacious Bedrooms:** The home boasts three generous bedrooms, with the master suite featuring an en-suite and walk-in robe (WIR). The remaining bedrooms include built-in robes (BIRs), ensuring ample storage for the whole family.
- **Open Plan Living:** The expansive open plan kitchen, meals, and living area is designed for contemporary living. The kitchen is equipped with gas cooking, a dishwasher, and abundant cupboard and bench space, making it a chef's delight.
- **Formal Lounge/Theatre Room:** Towards the front of the house, you'll find a versatile formal lounge that can easily serve as a theatre room, providing additional space for relaxation and entertainment.
- **Year-Round Comfort:** The home is centrally heated and cooled, including ducted gas heating, evaporative cooling, and a wood heater, ensuring comfort in all seasons.
- **Outdoor Entertaining:** The magnificent enclosed pergola and decking area are ideal for outdoor entertaining throughout the year. From here, you can admire the lovely rear views and enjoy the fresh country air.
- **Energy Efficiency:** With 18 solar panels and a 6.6kW inverter, this home is both energy-efficient and environmentally friendly.
- **Additional Features:** The property includes a garden shed, water tank, and shedding, providing ample storage and utility space. The large backyard features new edging and fresh rocks, enhancing its appeal. Side access is available for trailers, adding to the home's practicality.
- **Double Lock-Up Garage (DLUG):** Secure parking is provided by the double lock-up garage, offering convenience and peace of mind.

1 Crestmont Court, Miners Rest is a must-inspect property for those seeking a modern, spacious home with stunning views and a serene country feel. Don't miss the opportunity to make this beautiful home yours. Contact us today to arrange a private viewing and experience all that this exceptional property has to offer. Ballarat's Best-Selling-Team.