

1 Laird court, Yarrowonga, Vic 3730



House For Sale

Friday, 26 January 2024

1 Laird court, Yarrowonga, Vic 3730

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 4047 m2

Type: House



Sue Edmunds
0498980999

\$850,000 - \$900,000

Welcome to your perfect slice of country living! Nestled on a sprawling 1-acre lot in Yarrawonga, this charming 3-bedroom home epitomizes the ideal rural lifestyle. Meticulously maintained and exquisitely presented, it offers a host of features that make it a prime choice for holiday seekers, downsizers, and savvy investors alike. The spacious master bedroom boasts a walk-in robe and a generous ensuite complete with double basins. The beautifully appointed timber kitchen offers ample storage and is equipped with stainless steel appliances, including a dishwasher. As you step inside, you'll be greeted by an inviting, light-filled interior. For year-round comfort, this home features both ducted gas heating and evaporative cooling, ensuring that you'll always be at ease no matter the season. The outdoor space is equally impressive. A fantastic undercover entertaining area beckons for family gatherings, while the secure yard boasts well-established gardens. You'll also enjoy the convenience of a substantial water supply, with 1 megalitres of water rights sourced from the Murray River and 2 x 23,650-litre water tanks with a pump. This property comes complete with two sheds. Shed 1, measuring 18 x 7.5 meters, features 3 lock-up bays (2 with electric roller door access), a shower, toilet, trough, and washing machine taps. Shed 2, measuring 9 x 7.5 meters, offers 3 lock-up bays with roller doors, providing ample space for your boat, caravan, or trailer. Conveniently located within an easy drive to the town centre and Lake Mulwala for summer recreation, this property is also within walking distance of the picturesque Murray River, just 1.5 kilometres away. With the Post Office is a mere 3 kilometres from your doorstep. Additional Features: • Main bedroom with walk-in robe, ensuite, and ceiling fan • Two additional bedrooms with built-in robes and ceiling fans • Open plan kitchen, dining, and living area • Timber kitchen with electric oven, hotplates, and walk-in pantry • Separate living area/sunroom with a split system • 9ft ceilings • 5kw solar system • Ducted vacuum system • Main bathroom with spa bath and separate toilet • Ducted evaporative cooling and gas ducted heating • Large laundry with ample storage and a Robinhood ironing board • Front veranda and spacious rear veranda with a timber-lined roof and ceiling fan • Firepit area, fishpond, aviary, chook pen, and a secure dog yard • Expansive 4513m² block Don't miss out on the opportunity to make this meticulously presented and private property your own. Schedule a viewing today and experience the best of country living in Yarrawonga!