

**1 Ruth Street, Metung, Vic 3904**

**Sold House**

Friday, 1 September 2023



**1 Ruth Street, Metung, Vic 3904**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 732 m2**

**Type: House**



Daniel Schoeman

**\$840,000**

Welcome to this impeccable three-bedroom, two-bathroom oasis that exemplifies the epitome of modern living. Nestled in the serene neighbourhood of Metung, this residence offers a truly exceptional lifestyle. This home boasts an array of features, including ceiling fans and split systems that ensure a comfortable climate year-round. The industrial quality vinyl flooring lends an elegant touch, complementing the contemporary design. The double glazing on all windows and glass doors not only enhances energy efficiency but also provides a peaceful sanctuary by minimising outside noise. Upon entering, you'll immediately appreciate the spacious and thoughtfully designed floor-plan that seamlessly blends elegance with functionality. The carefully curated interiors boast quality fittings and appliances, elevating both the aesthetics and convenience of your daily life. A true highlight of this property is the impressive undercover alfresco outdoor area, where you can indulge in relaxation and entertainment. Complete with a charming wood fire, this space is a cozy haven year-round. As you unwind here, you'll be treated to breathtaking dual vistas – the soothing expanse of water, and the tranquil embrace of the tree canopy from the alfresco deck. The open living area seamlessly flows into the well-appointed kitchen, making it an ideal space for hosting gatherings or simply enjoying everyday moments. The bedrooms are generously sized, providing a comfortable retreat for restful nights. The master bedroom features an en-suite bathroom, offering an additional touch of luxury.

**PROPERTY FEATURES\*** Split system x 3 (heating and cooling)\* Ceiling fans to bedrooms\* Plantation shutters to front of house, Roman blinds to bedrooms and living area\* Walk through pantry to garage\* Kitchen - induction cooktop, dual drawer dishwasher, soft closing drawers\* Stone to splash back and bench tops with waterfall sides\* Ethanol fireplace to living room and TV recess\* Dual shower heads, bidet and heated toilet seat in master ensuite\* Walk-in linen cupboard\* Fully integrated Robinhood ironing cupboard in kitchen\* Impressive laundry with soft close drawers and loads of bench and storage cabinetry

**EXTRA FEATURES\*** Double glazing throughout - windows and sliding doors\* Solar electricity 3.19kW\* Heat pump HWS\* Work-shed (10m x 5m) with large roller door to cater for large boat/caravan\* Power to work-shed and inbuilt work benches\* Industrial quality vinyl flooring to halls, kitchen and laundry, family toilet and bath - warmer and softer on feet - easy to clean \* Wired NBN

**OUTSIDE FEATURES\*** Caravan/boat parking at laundry door on synthetic grass\* Garden bed edging in brick and stone\* Mature ornamental pears, weeping cherry blossom trees\* Recycled hardwood fencing

Convenience meets beauty with the property's proximity to Metung Village. Explore charming local shops, dine at exquisite eateries, or take leisurely strolls along the picturesque streets. Whether you're seeking relaxation, adventure, or a perfect blend of both, this property effortlessly delivers. Don't miss the opportunity to make this exquisite property your own. Experience the allure of coastal living, embrace the serenity of nature, and revel in the luxury of a well-designed home. Arrange a viewing today and discover the potential for an extraordinary lifestyle in Metung Village. Call DANIEL SCHOEMAN on 0417 824 769 for a private viewing.

**Due Diligence Checklist** What you need to know before buying a residential property. Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the due diligence checklist page on the Consumer Affairs Victoria website ([consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)). Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. \*Please note that the image indicating the boundary lines is an estimate only. The actual boundary lines for this property are provided in the Section 32 / Vendor Statement.