

# 1 Spring Court, Strathbogie, Vic 3666

## House For Sale

Thursday, 18 April 2024



1 Spring Court, Strathbogie, Vic 3666

Bedrooms: 2

Bathrooms: 1

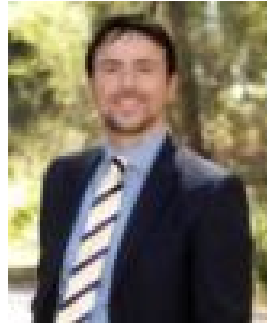
Parkings: 2

Area: 2200 m2

Type: House



Warren Langsford  
0419529723



Bryce Langsford  
0413384899

**\$480,000**

Located in Beautiful Strathbogie township this well-presented property, showcases a character home set on 2,200m<sup>2</sup> of land, with lovely outlooks to the surrounding Strathbogie landscape. Home: Comfortable home with an easy living floor plan. Comprising an open plan lounge room/dining and kitchen area. The lounge/dining room has lovely window outlooks and featuring a timber staircase. Double height ceiling within the dining room and staircase area. Creature comforts include a combustion wood heater, supported by the split system heating/cooling unit along with insulated walls, floors, and ceiling. Vinyl planks and carpet in main living area and block out blinds. Inviting kitchen with pleasant views to rear yard reserve. Classy, patterned wall tiles, modern electric stove/oven, and stylish benchtop. Comfortable master bedroom located off lounge room.. Upstairs area is equivalent to 2 bedrooms in size and is currently being used as a bedroom and second lounge/ tv room. The laundry conveniently backs onto the kitchen. Bathroom with shower and toilet. Outdoor Improvements: Sit and relax along the elevated front or rear verandahs with timber railing and decking. Handy long side ramp accessing the rear verandah. Long graveled driveway leads down to large parklike yard. Ideal for entertaining with picturesque outlooks to grasslands. Enclosed area under home being used as a dog run/kennel with power and lights. Gardens: Sprawling lawns area, established garden beds with an array of colourful plants, lovely bushes, and trees. Shedding: Handy lockup 3.6mt x 6 mt shed/ workshop with front verandah, power connected and wood heater. Attached to rear of shed is a 3.6mt x 6mt double carport, maybe store your caravan or boat. Land: Sloping landscaped yard. Measuring over 1/2 acre of land (2200m<sup>2</sup>). Secure perimeter fencing ideal for children or pets. Bitumen road frontage. Property is neighbouring local reserve on two sides, with rear gate access to go for walks or wander down and sit alongside the Seven Creeks. Water: 2 poly rainwater storage tanks. Strathbogie within a higher rainfall area. Location: Location: Strathbogie township provides an active local store, great primary school and an impressive 18-hole golf course. Strathbogie is 25kms to Euroa - 31km Violet Town, under an hour to Benalla or Shepparton, 2hrs ex Melbourne. Please note: Last 2 photos show the Seven Creeks and reserve land, not for sale, not on title.