

10 Handford Court, Invermay, Vic 3352



House For Sale

Thursday, 7 March 2024

10 Handford Court, Invermay, Vic 3352

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 1 m2

Type: House



Chris McAteer

0419509194

\$1,275,000 - \$1,350,000

Offering a generous 2.9 acres of lifestyle living, in a very tightly held location and only 8 minutes' drive to the heart of Ballarat. An opportunity to acquire a much loved family home in the highly sought after Invermay area, this home is perfectly positioned with views across to the Pyrenees and surrounding district, and ready for its next family to move in and enjoy. The home boasts three living areas consisting of a formal lounge room with an open fire place and an adjoining formal dining area, an informal open plan family room with wood combustion heater, and a fantastic rumpus room complete with kitchenette and gas heater, with ample room for a pool table, kids to play or just another room to retreat to after a long day! The room also opens up to the expansive pergola area outside which offers plenty of space for family gatherings and is fully under cover. There are four good size bedrooms plus a study which will suit a growing family. The master bedroom includes an ensuite bathroom, along with a large walk-in robe and reverse cycle air-conditioner. The second bedroom also offers a walk-in robe, while the remaining bedrooms include built in robes. The additional study is perfect for those who work from home or students to study from. The kitchen includes modern appliances with a new induction cooktop, electric oven, dishwasher, and plenty of cupboard and bench space, with adjoining meals area and sliding doors for outside entertaining. Other features include polished slate and timber flooring, fresh paint, quality window furnishings & new carpets throughout, and solar electricity system, while those looking for shedding will be spoilt for choice with a 6m x 9m shed for your vehicles, plus the impressive new 18m x 9m shed to accommodate your vehicle and workshop needs, complete with 3m high roller door, mezzanine, wood heater, lined walls, and painted floor – the perfect workshop or storage for your toys or caravan etc. The surrounding grounds feature established gardens shady trees, birdlife and wide driveways. An enviable country lifestyle on the edge of town, the property is just 4 minutes drive to Northway shopping centre and primary schools, and only 8 minutes to the Ballarat Train Station. With easy access to the Midland Highway and Western Freeway for commuters, this very well-presented family home is perfect for those wanting an ideal location with plenty of space around them to unwind and enjoy.