

# 10 Laura Rise, Mirboo North, Vic 3871

## House For Sale

Saturday, 2 December 2023



10 Laura Rise, Mirboo North, Vic 3871

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 4193 m2

Type: House



Andrew Newton  
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Emily Clifford

**\$1,090,000**

Located in Laura Rise Estate, this spectacular home and property is situated in one of Mirboo Norths most sought-after locations. Over 1 acre of land, in a quiet court, this young home may very well tick most of your boxes if you are looking for modern living on a spacious block. The property features a stunning 4-bedroom home, plus a studio with two rooms, an inground pool, double garage, plus a lock up shed and so much more. Be quick to inspect! From the moment you arrive at the property you will appreciate the value here. Step into the home, you are welcomed by an ideal layout for a family, with the master bedroom situated to the rear of the home and the other 3 bedrooms towards the front. There is a central living space which is perfect for family interaction. This area features a large practical kitchen with loads of bench space and storage, a large freestanding InAlto oven with gas cooktop, Meile dishwasher, stone benchtops, walk in pantry and more. The family room is warmed by a stunning solid fuel heater and also features the ease of a reverse cycle split system. Adjacent to the kitchen is the dining area, which links seamlessly to the large undercover outdoor entertaining area. Completing the home towards the rear is a rumpus room, which could easily double as a formal lounge or theatre room. This home is packed with features and at only 6 years young, you will appreciate the modern appliances and fantastic design. Every bedroom in the home features a reverse cycle split system, don't be worried about your electricity bill as there is a large solar power system mounted on the roof of this home which helps tremendously with the cost of electricity. The master bedroom is serviced by a large ensuite and the family bathroom servicing the guest/kids bedrooms features a bath, shower and a separate toilet. Step outside and this property really has been designed to enjoy. The entertaining areas link perfectly to the solar heated inground pool, with the beautiful native bush backdrop behind the property. The studio is set above the pool area and can also double as an entertaining area or make the perfect home office and/or retreat. There is so much storage for the big toys here, with a double car garage under roofline as well as a lock up shed of approximately 10m x 8m in size. This property is ideal for family living, not only for the features that it offers, but also as it is located a safe and easy walk to the great schools on offer as well as a short stroll to the main street, rail trail and sporting precinct. If you are not familiar with the area, Mirboo North is a charming township filled with eclectic cafes and shops and is located on the "top of the ridge" in the Strzelecki Ranges being approx. 2 hours from Melbourne CBD, 20 mins to Leongatha and 25 mins to the Latrobe Valley. Call Andrew, Emily or Tony today to arrange an inspection and discover what this wonderful property has to offer, we'd love to show it to you. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.