

**10 Phillip Street, Creswick, Vic 3363**



**House For Sale**

Wednesday, 8 May 2024

**10 Phillip Street, Creswick, Vic 3363**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 842 m2**

**Type: House**



Katie Minchinton  
0447207322



Andy Tunbridge  
0422605677

**\$495,000**

Tucked away in quiet Phillip Street just a short walk from Creswick's town centre this stylishly renovated and meticulously maintained 3 bedroom family home is ready for you to move in. The bright & neutral colour scheme inside & out and the easy-to-maintain gardens will provide the astute buyer with a solid and flexible blank canvas. The spacious & open plan lounge and living area with combustion wood heating and split system combined with the neat modern kitchen complete with 'Blanco' Cooktop, oven, and dishwasher and plenty of cupboard space make this a functional and spacious living space. From here you step down to the family meals room with folding glass doors that lead to the extensive wrap-around outdoor decked entertaining area, ideal for family living and made complete with a cubby house, fire pit, and vegie garden. The master and second bedroom both have built-in robes and wall-to-wall carpets and the third bedroom is ideal as a nursery, guest room or home office. The modern bathroom is renovated and includes a full bath and a separate toilet. A 6 x 7-metre carport offers cover for 4 cars and leads to the expansive 6 x 7 metre garage/shed with front roller doors and a rear roller door giving you though access to your private fully fenced rear gardens and a rear single garage/shed. Add to this 5kw Solar power, feeding back into the grid, loads of secure off-street parking, Color Bond fencing on all sides and a substantial block of 842m<sup>2</sup> (approx.) close to transport, sporting facilities, schools, and shops, and you will want to arrange an inspection ASAP!

- 3 bedrooms, 1 bathroom
- Modern kitchen featuring stainless appliances including a dishwasher
- Spacious tiled kitchen and living area, leading through to a large outdoor decked area and low-maintenance gardens, all fully fenced.
- Large carport, garage and garden shed with great storage and working potential.
- 5kw solar panels feeding into the grid for rebates
- Centrally located in Creswick while only 15 minutes to Ballarat & the Western Highway

Inspections as advertised or to arrange a private appointment please get in touch with Katie Minchinton today. Contact Katie on 0447 207 322 or via email at [kminchinton@bigginscott.com.au](mailto:kminchinton@bigginscott.com.au)