

11 Parkins Reef Road, Maldon, Vic 3463



House For Sale

Sunday, 26 May 2024

11 Parkins Reef Road, Maldon, Vic 3463

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1200 m2

Type: House



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Rob Waller

\$795,000

Behind the unassuming front picket fence lies this flexible property offering an abundance of lifestyle options and stunning horizon views to Mt Franklin. The comfortable modern home comes fully insulated, with solar panels and a six-star energy rating, and the adjoining building provides a well-equipped man-cave/she-shed/teenage retreat, or work from home oasis with a functional separation of office and living areas. - Warm and welcoming house comprising three bedrooms, with a study and private deck off the master. Combined laundry/bathroom, and open plan kitchen/living/dining. There is a lovely abundance of natural light and north facing sun. Ability to convert the study to an ensuite if desired. - Powered 60 sqm multi-functional shed, comprising a second living room (possible 4th bedroom) with solid fuel heating and TV point, and a studio/workshop with sink, toilet, shelving and workbench. Attached enormous entertainer's deck with expansive views overlooking the cosy rear garden and fire pit area. Double sliding glass doors at the front allow the convenience of extra wide entry, and brackets for a roller door are in place for ease of conversion to a car garage if required. - Private low maintenance yard with three separate garden zones - offering residents the ability to spread out into their favourite spots, follow the sun, or enjoy a change of scenery. - Tall solid fencing on all sides provides security for the kids or pets to run around safely and the automated front gate, with fob or keypad access, make entry and exit easy for both owners and visitors alike. - Additional features include two extra high double carports with lighting, a 2270 litre water tank for the garden (with pump), tool shed, reverse cycle heating/cooling servicing the house, ceiling fans in all bedrooms/living area and new blinds in every room. Originally built in 2009 the house has undergone a recent extension which also includes a new meter box. With a wonderful abundance of wildlife in the area, hiking trails at the doorstep, an easy 2-minute drive to Maldon town centre or 15 minutes to Castlemaine (and V/Line), this is well positioned country life at it's very best.