

# 114 - 116 Boundary Road North, Euroa, Vic 3666

## House For Sale

Wednesday, 20 March 2024



114 - 116 Boundary Road North, Euroa, Vic 3666

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2400 m2

Type: House



Warren Langsford  
0419529723



Bryce Langsford  
0413384899

**\$595,000**

Located on the boundary of Euroa township and boasting rural outlooks, you discover this appealing and well kept 3 bedroom home. Home set on a secure and beautifully landscaped double 2400m<sup>2</sup> block. Also showcasing an undercover entertainment area and impressive 9mt x 6mt garage/ workshop. Home comprises: Polished easy care pine floorboards through areas of the home. Formal lounge / dining room boasting outlooks to gardens, split system heating / air conditioning unit and sliding door access to the rear undercover entertainment area. Lounge flows through into kitchen, providing electric stove top and oven, character timber bench tops, ample cupboards, pantry, dishwasher and pleasant outlooks to the landscaped rear yard. 3 Comfortable bedrooms all with good natural light and views to gardens. Master bedroom has direct door access to front yard, shelves and ceiling fan. Built in robe and ceiling fan in 3rd bedroom. Privacy blind in each bedroom. Hallway offers several built in cupboards and leads to the family bathroom, laundry and toilet. Outdoors: Sit and relax under front verandah looking out to the rural outlooks, or entertain within the impressive 6mt x 9mt rear entertainment area. Frame constructed in steel with sections of the roof laser light. Pitch high roof. Paved flooring which flows all around the outside of home. Modern privacy blinds installed along the front of home. Instantaneous gas hot water service. Shedding/Workshop: Solid 6mt x 9mt all steel, lock-up Color Bond garage with concrete flooring, high roof line, power and 2 roller doors. Concreted area installed with basketball ring, great for kids. Gardens: Attractive landscaped front - side and rear gardens. Designed to be lower maintenance and more drought tolerant. Garden beds edged with striking granite stones. Sprawling lawn areas. Gravelled driveways provide good access to areas of the property including the shed. Established trees, bushes, plants including fruit trees and veggie garden. Land: Spacious double 2,400m<sup>2</sup> wide and deep allotment with fully secure rear backyard. Ideal for children and pets with solid fencing on all sides. Agents Remarks: "Unique opportunity to secure this low maintenance home boasting a practical floor plan with polished floorboards, solid workshop/shed, entertainment area and lovely rural outlooks".