

118 Nixons Road, Shelbourne, Vic 3515

Sold House

Thursday, 12 October 2023

118 Nixons Road, Shelbourne, Vic 3515

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 12 m2

Type: House



Bawa Singh

0402206745

\$920,000

A very privileged purchaser will benefit from all the love and effort that has been put into this stunning lifestyle property, situated just a short drive to suburban facilities and conveniences. A beautiful brick veneer residence offers space and comfortable living whilst an extended list of further improvements will help ensure there's something for everyone to enjoy in this peaceful and scenic environment. • Elegant residence comprises 4 bedrooms with main including ensuite and walk-in robe, open plan kitchen/meals and living area, separate bathroom and laundry facilities, plus a large formal lounge. • Split system heating and cooling along ensure year-round comfort, however the soothing solid fuel heater will be favourite over the winter months. The aspect and design of the home also assist with energy efficiency. • Exceptional water supply via multiple rainwater tanks (30,000 gallons), and two dams – one of which is a substantial 5 meg dam that provides a beautiful spot to soak in the atmosphere and unwind with a relaxing warm or cold drink. The dam has never been empty during current ownership. • Abundance of shedding with extended areas for secure car, caravan or farm machinery storage. • The home is set amongst beautifully established, and irrigated garden and lawn areas, as well as a variety of fruit trees. As you explore further, you'll experience the breathtaking acreage which offers an excellent mix of treed and cleared areas over the gently undulating landscape with amazing views of the hills in the distance. • Further benefits include school bus passing by the front driveway, and mail delivery to the property. • Children and pets will love exploring the property and there is a fenced area close to the residence to assist with safety. Shelbourne is a highly regarded and popular area in the Bendigo region – especially for those buyers who want the best of both worlds with a lovely rural environment for living and the exceptionally easy commute into suburban amenities, including the Bendigo CBD. Expression of Interest Closing: Friday 25th August at 5:00 PM. Offers prior to closing date may be considered.