

12 Stanford Rise, Mildura, Vic 3500

House For Sale

Thursday, 14 March 2024

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Bedrooms: 3 Bathrooms: 2 Parkings: 2 Area: 437 m2 Type: House



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\$475,000 - \$520,000

This immaculately presented residence situated in a quiet court location is ideal for first home buyers or a smart addition to any investor's portfolio. Offering the combination of stylish and modern living, this is an easy low-maintenance lifestyle. Upon entering, you're greeted by a warm and inviting formal lounge/dining area, seamlessly flowing into an open-plan kitchen and meals space. Kitchen complete with natural gas cooking and a breakfast bar, along with double sliding door access to outside - perfect for family gatherings or entertaining guests. The living spaces are adorned with floating floorboards, while the lounge and bedrooms are carpeted for added comfort. All bedrooms are well-appointed, master boasting a walk-in robe and ensuite, while the remaining rooms feature built in robes and are serviced by the main bathroom with a bath, shower, and vanity, alongside a separate toilet for additional privacy. Outdoors, the substantial paved entertainment area invites relaxation and social events, with a high pitched roof and ceiling fans creating a comfortable setting. The low-maintenance yard, complete with artificial grass, established veggie gardens, and a garden shed, allows for easy living. Additional highlights include a double lock-up garage with an automatic roller door, natural gas heating, split system heating/cooling, and evaporative cooling, ensuring year-round comfort and added bonus of solar to assist in keeping energy costs at a low. With proximity to schools, hospitals, and shopping precincts, this home promises a life of convenience and charm. A prime opportunity awaits in this developing area.