

# 12 Tynon Street, Orbost, Vic 3888

## House For Sale

Friday, 19 April 2024

COAST TO  
COUNTRY  
REAL ESTATE

12 Tynon Street, Orbost, Vic 3888

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 910 m2

Type: House



Toni Spires

**\$499,000**

Are you searching for a solid, low maintenance family home close to the CBD? This home in quiet Tynon Street sitting on a easy to manage 910m<sup>2</sup> may be just for you! The rustic post and rail fence and gardens really entice you into this property. Walk up the driveway and open a roller door and wow, one of the biggest under roof lock-up garages you'll ever see. Whilst you could just park a couple of cars here and your must have toys, this space would be great for parties, family get togethers or even setup as a rumpus room with your own pool table and maybe even a bar! What's more, the garage is drive through to the back yard where there is a large shed with power, perfect for use as a workshop, man cave or she-shed. The home itself is securely accessed from inside the lock up garage and features two bedrooms to the rear, both with built-in-robos, and a generous study perfect for the children to do their schoolwork or even to enable work from home. A family bathroom complete with shower and spa bath and a laundry with rear access are at the end of the hall. The master bedroom complete with ceiling fan, walk-in-robe and ensuite are located at the front of the home along with a huge open plan kitchen and living room. The modern kitchen features plenty of storage space, electric cooking and a dishwasher. Reverse cycle air conditioning in the lounge help keeps the home at a comfortable level all year round whilst the NBN is available via Fibre to the Node (FTTN). Raised veggie gardens are located to the rear of the lawn whilst the easy maintenance rear yard incorporates a feature post and rail fence to match the front fence. In the event of a power outage, the home has been wired to accept power from a mid-size portable generator. There's even an eight panel, grid connected solar array on the roof to help keep those power bills low. It's really hard to imagine a more convenient location in Orbost than this! The CBD, Hospital, P-12 Public School, Recreation Reserve and the Orbost Club are all only a very short stroll. Orbost is a great location to begin your country lifestyle. The town has a hotel, lots of eateries, two supermarkets, banks and a variety of specialist stores. Right on the Snowy River, Orbost is only a short drive to the coastal town of Marlo for a spot of fishing and boating or to Cape Conran for beautiful surf beaches. It's around forty-five minutes' drive to the Ninety Mile Beach and Gippsland Lakes at Lakes Entrance for a variety of water activities. Bairnsdale is around an hour's drive for all the major supermarkets, national retailers and the V-line train service to Melbourne. Don't miss your opportunity to invest in this well-maintained property where there's not a lot left to do other than move in and enjoy! Please view our Virtual Tour online and contact Toni Spires on 0468 947 942 seven days a week to arrange your personal inspection.