

# 13-15 Parkins Reef Road, Maldon, Vic 3463



## House For Sale

Friday, 3 November 2023

13-15 Parkins Reef Road, Maldon, Vic 3463

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2456 m2**

**Type: House**



Chris Garlick  
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**\$859,000**

\* 3 bedroom, master with ensuite, built-in robes plus study nook.\* 2 allotments; 1,367m2 with house and shedding plus 1089m2 land complete with approved planning permit to subdivide.\* Ideal floor plan to work from home.\* Split system heating and cooling with Elec log fireplace for year round comfort.\* Single vehicle carport, 6m x 6m car garage, wood shed / chook pen.\* Securely fenced yard and 20 panel solar system.\* Peaceful living only minutes to Maldon town centre. Enjoy peaceful serene country living while still being close to the shops thanks to this beautifully updated Maldon investment. The country styled home offers a fresh new modern update with plenty of natural light flooding throughout. The practical floorplan offers an open concept kitchen, meals and living area, study, galley style kitchen including well designed laundry, three bedrooms – the master with modern ensuite – central main bathroom with shower over bath and inviting back decked patio accessed through double French doors overlooking the picturesque yard and back paddocks. The kitchen is a highlight with its modern subway tiling, an abundance of fresh white cabinetry offset with crisp new benchtops, pantry, electric oven and cooktop. Beautiful French and roller hung barn doors, picture windows, cosy ornate fireplace, split system heating/cooling, stunning ceilings with exposed beams and LED downlights, and feature chandelier lights adding to the extensive list of features. Outside is a highlight with established, low maintenance gardens, extensive shedding including a 6m x 6m garage with concrete floor as well as a small garden shed plus wood shed / chook pen. There is also a small enclosed dog yard within the securely fenced back yard. Finally, the significant and most valuable component addition to this sale is a Council endorsed Planning Permit allowing the owner to subdivide 1089m2 of land and create a stand-alone title. The astute buyer has the ability to complete the subdivision by connecting the services and then options such as building a new dwelling, simply selling the land for instant income or retaining the extra block for future investment – the choice is yours! Maldon is a popular historic tourist town located just 1.5 hours from Melbourne and only 30 minutes from Bendigo. It is also a short drive to nearby Castlemaine and 30 minutes to Daylesford. There are plenty of established shops, supermarket, pubs and cafes as well as walking tracks, parks and community markets. Contact agent Chris Garlick on 0429 333 927 for your private inspection.