

# 13 Gee Road, Beechworth, Vic 3747



## House For Sale

Thursday, 11 January 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 4091 m2**

**Type: House**



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**\$1,350,000**

Privately located on approx. 4091sqm at the end of a welcoming circular driveway, this four-bedroom, two-bathroom, two-level, weatherboard, and Colorbond roofed home is surrounded by low maintenance country styled gardens and offers easy access to the nearby shaded walking and riding trails along Silver Creek. This home is also only approx. 3 minutes drive to central Beechworth. At ground level, this home features a king-size bedroom and two double-size bedrooms, each of which is carpeted and includes built-in robes. Also at ground level is a spacious open-plan living area with surrounding windows providing an abundance of natural light, high ceilings, and Murray Pine flooring. This home's generously proportioned kitchen is complete with granite benchtops, Fiddleback Redgum cabinetry, 1100mm Falcon theatre dual ovens and gas cooktop, integrated dishwasher, double stainless-steel sink, pantry, and excellent storage. The adjacent dining area features double French doors leading to the full wrap-around verandah and offers elevated views across the surrounding countryside. The spacious, light-filled living area includes the lounge with a central built-in bar. Reverse-cycle air-conditioning is installed as are three hardwired panel heaters. Also at ground level, this home includes a tiled bathroom with a single timber vanity and shower/bath combination. The toilet is separate and there is also a generously sized and independent laundry with rear access and excellent storage. Upstairs, there is a separate parent's retreat featuring the king-sized, carpeted main bedroom with high-pitched ceilings and reverse-cycle air-conditioning. A second bathroom features a vanity, toilet, and shower. There is also an upstairs office/sewing or reading room/nursery with walk-in-storage. Outside, this home and property are surrounded by established low-maintenance gardens and include a large barn-style shed and workshop on a concrete slab measuring approx. 13m x 11m and with high clearance. A toilet is installed and there is provision for a shower. Dual mezzanine floors are built in. Also installed are 2 x 22,500 water tanks used for the gardens. Mains water and power are connected, and a septic system is installed. This home is a must-see for all wanting to secure a privately situated and spacious Beechworth home with easy access to walking and riding trails and central Beechworth.