

**13 Merritts Road, Panton Hill, Vic 3759**



**House For Sale**

Tuesday, 27 February 2024

13 Merritts Road, Panton Hill, Vic 3759

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3313 m2**

**Type: House**



Richard Stepney  
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**\$1,300,000 - \$1,430,000**

This irresistible property promises an enviable country lifestyle with the advantage of close proximity to all conveniences. Not only within an easy stroll to the local school, store and community centre you will also have quick and easy access to the Hurstbridge Train Station, Diamond Creek and only a 15 minute drive to Eltham. Perched on close to an acre, the impeccably maintained weatherboard residence exudes character and warmth providing a welcoming family home that commands breathtaking views stretching as far as Mount St Lennard. Thoughtfully landscaped gardens and open spaces blending native bird-attracting species with a rich selection of fruit and ornamental trees – its a haven for both animal and garden lovers alike. Deep wraparound verandas lead seamlessly to the character filled 2-storey interior, complete with 3 comfortable bedrooms (one with modern ensuite), stylish main bathroom, country-style kitchen with quality stainless steel appliances and light-filled open plan living/dining with open fireplace and French doors to the deck. Such versatility with a separate bungalow provides additional bedrooms and/or working from home option, while a powered workshop, double carport and multiple outbuildings, mains water and no gravel to travel are all the icing on the cake. This property incorporates a variety of reclaimed heritage materials alongside modern reverse cycle heating/cooling, classic leadlight features and a Juliet balcony that captures even more awe inspiring views across leafy countryside to the distant mountains - a stargazer's dream! With scope for B&B (STCA), this is a unique opportunity indeed. Call now to arrange your inspection.