

**13 Southon Terrace, Nicholson, Vic 3882**



**House For Sale**

Friday, 3 November 2023

**13 Southon Terrace, Nicholson, Vic 3882**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1001 m2**

**Type: House**



Daniel Schoeman

**\$748,000**

Located in picturesque Nicholson, a serene and welcoming township, perfect for those who want to escape the hustle and bustle of city life without sacrificing modern comforts. This contemporary four-bedroom, two-bathroom home offers the perfect blend of style, convenience, and natural beauty. Step into the world of modern living as you explore this remarkable property that combines luxurious living spaces with a location that's simply unbeatable. This property epitomises modern living, with its sleek architectural design and spacious interiors that seamlessly flow together. The open-plan layout allows natural light to flood every room, creating a warm and inviting atmosphere. Nature and horse lovers will adore the location of this home, as it's within walking distance to both the East Gippsland Rail Trail and the tranquil Nicholson River. Saddle up your horse, grab your bike or perhaps a kayak as you'll find endless opportunities for outdoor adventure right on your doorstep.

**PROPERTY FEATURES\*** Unique custom home design and exterior\* Newly constructed in May 2023\* Expanded garage to accommodate two vehicles and provide storage space\* Freestanding bathtub with stylish tapware\* Tailor-made island bench with a stunning sleek light bar\* Equipped with Westinghouse appliances, featuring an induction cooktop and a sensor-equipped range hood\* Convenient butler's pantry with dual sink\* Laundry with ample bench space and storage\* Cozy fire pit for outdoor gatherings\* Undercover alfresco area\* Dual vanity sinks in the ensuite bathroom\* Spacious walk-in wardrobe in the master bedroom\* All rooms come with built-in robes featuring mirrored doors\* Flooring - Vinyl Plank and carpet

**ADDITIONAL FEATURES\*** Track drawn sheer curtains in front living area\* Modern light fittings and downlights throughout\* Split system heating and cooling, ceiling fan in master bedroom\* Wet room style main bathroom\* Stone bench tops in kitchen\* Plumbing provision for the refrigerator\* Extra large fridge cavity\* Outdoor security cameras with smartphone connectivity\* Plenty of yard to custom design your veggie garden or perhaps a small orchard

**NEARBY\*** East Gippsland Rail Trail - take your horse, bike, scooter or simply enjoy on foot\* The Nicholson Hotel and Bistro - 1km (approx.)\* Nicholson Boat Ramp - 2min drive (approx.) equipped with picnic, BBQ and toilet facilities\* Bairnsdale - 11km (approx.)\* Lakes Entrance - 29km (approx.)

With a generously sized 1000m<sup>2</sup> (approx) block, you'll have ample space for your outdoor dreams. Whether you envision a thriving garden, a children's playground, or even the possibility of adding a pool, the options are endless. This property provides the perfect balance between a contemporary lifestyle and the charm of rural living. Enjoy the serenity of this tight-knit community while benefiting from modern amenities and convenience. Don't miss the opportunity to make this beautiful, modern home yours. With its blend of contemporary luxury, natural beauty, and convenient location, it's a property that caters to the desires of modern living while embracing the tranquil charm of the countryside. Contact us today to arrange a viewing and take the first step toward making this property your new home. Call DANIEL SCHOEMAN on 0417 824 769 for a private viewing.

**Due Diligence Checklist** What you need to know before buying a residential property. Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the due diligence checklist page on the Consumer Affairs Victoria website ([consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)). Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. \*Please note that the image indicating the boundary lines is an estimate only. The actual boundary lines for this property are provided in the Section 32 / Vendor Statement.