

**13 Waterford Drive, Strathfieldsaye, Vic 3551**



**Sold House**

Sunday, 3 December 2023

13 Waterford Drive, Strathfieldsaye, Vic 3551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 861 m2**

**Type: House**



Darren Waters

0402135579

**\$615,000**

Located in the ever-popular Strathfieldsaye is this family home consisting of four bedrooms, a handy study, two bathrooms, two separate living zones and access to 6m x 6m shed, all on a sizable 861Sqm allotment. The home has just been freshly painted and is now ready for a new family to enjoy. As you step through the front door, to the right is the study; fantastic for those that work from home or for after school studies. Just a few more steps finds the master bedroom with walk-in robe and 3 piece ensuite. An excellent feature here is the exit door to an undercover area, ideal for a spa and fernery; it could be your very own private oasis. To the left of the entry is the large light filled lounge with views over the front garden and a sliding door that provides good separation from the busy kitchen/dining space. The heart of the home finds the kitchen with induction cooktop, electric wall oven, corner pantry, plenty of bench space and storage. The adjacent dining space will easily cater for your dining table and there is a glass sliding door that leads to a verandah. At the rear of the home is another living space or TV room. The other three bedrooms are in a separate wing of the home, all come with built in robes and share the main bathroom. There is a separate toilet and a laundry with good storage. The property is equipped with ducted heating and cooling for all year-round comfort, while the 18 solar panels on the roof will keep the power bills to a minimum. Moving outside, there is a good-sized rear yard with a grassed area for the kids to play and low maintenance gardens. For car accommodation there is a double carport with roller doors for secure parking and access to a 6m x 6m shed with power and concrete floor; great for extra vehicle storage, workshop or mancave. The location is ideal as it's just a few minutes from two primary schools, Victory College, pre-school, supermarket, sporting facilities, medical clinic, Braidies Tavern, a short walk to the bus stop and just 10 minutes from the CBD of Bendigo. In summing up, you have a lovely home in a sought-after suburb, known for its community spirit, great local amenities with the convenience of a major city just 10 minutes away. Call today to arrange an inspection.