

13B Havenstock Drive, Yarrowonga, Vic 3730

House For Sale

Thursday, 16 November 2023

13B Havenstock Drive, Yarrowonga, Vic 3730

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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Auction - Saturday 16th December

Discover this stunning, just finished, near-new 4-bedroom home, with inground swimming pool on a spacious acre block situated along the highly sought-after Havenstock Drive. This solid brick abode offers a wealth of modern features and ample space for a comfortable semi-rural lifestyle. The open-plan living area boasts views of both the front and rear of the house filled with natural light. A modern living area and kitchen welcomes you including stone benchtops, a walk-in pantry and quality appliances as well as beautiful wooden floorboard look throughout the home leading all the way to the bedrooms. The master bedroom includes a center walk-through robe and a modern ensuite bathroom with a spacious shower featuring twin showerheads. Three additional bedrooms are located at the opposite end of the house, with a children's play room plus second bathroom and toilet opposite. Externally you have an abundance of space to work and play including a rear entertaining patio off the living area, complete with decking leading into an inviting inground pool. You can enjoy summer days with your very own pool house with timber finishes. Electric ceiling to floor blinds connected to the house around the patio offer protection from weather and insects. Plus A massive 30m x 9m (270m²) shed/workshop at the rear of the property, with two roller doors and a personal entry. Featuring workshop complete with benchtops and cupboard storage and a partitioned 9m x 9m studio/man cave with a separate entry door on the side. Including an awning and 22500L water tank for fresh water

Key Features

- 14Kw solar unit with a backup battery for power outages.
- Ducted Vac system
- Keyless entry (front door and garage)
- Refrigerated ducted heating & cooling.
- Rear outdoor patio area with floor to ceiling electric flywire blinds.
- Inground Pool with auto cleaner and electric heater and pool house (cabana)
- Secured property with colorbond panel fencing around the perimeter.
- Front verandah and rear patio for outdoor enjoyment and protection from the weather.
- Double garage with a double carport entrance and keyless entry through the garage and front door for your convenience.
- A rear entertaining patio off the living area with electric ceiling to floor blinds connected to the house around the patio offer protection from summer insects.
- A charming pool house with timber finishes.
- Landscaped and equipped gardens with a watering system, allowing you to fully enjoy the outdoors with minimal effort.
- A massive 30m x 9m (270m²) shed at the rear of the property.
- The main area gains access through 2 x roller doors or a personal entry and features a workshop complete with benchtops and cupboard storage.
- A partitioned 9m x 9m studio/man cave exists on the southern end with its own sliding glass doors and personal entry door.
- Internal storage room 4m x 4m
- This shed has enough space to fit your boats, cars, caravans and jet skis and is finished of with an awning and 22500L water tank for fresh water.
- The shed is fully lined, insulated, and concreted with an awning the studio entrance featuring roof lining, wood heater, extra lighting, power ready for split system, personal entry x 2.

Yarrowonga Town Center & Mulwala both 5 minutes away, Lake Mulwala foreshore & Murray River - 5 mins Yacht Club, Water Ski Club, Fishing Club, Rowing Club - 5 mins. Nearby to local GP, schools, shopping centers. Cruise Boats Paddle steamer Golf Clubs x 2 - 73 holes, 3 x bowling clubs, men's shed, woodworking club. Lions Club, Rotary Club, Wine Club, Sporting Clubs. *All measurements are approximate. Sale method: Auction Saturday 16th December 2023 Contact Sales Agent Inspections by appointment only. Contact: Arron Robinson 0433 269 303 arron@anthony-stevens.com Anthony Stevens 0459 924 164 anthony@anthony-stevens.com