

# 15 Fletcher Road, Beechworth, Vic 3747

## House For Sale

Sunday, 26 May 2024



15 Fletcher Road, Beechworth, Vic 3747

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1212 m2**

**Type: House**



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## **ESR \$860,000 - \$880,000**

Discover the perfect blend of country living and town convenience with this charming home. Situated in a quiet, elevated street, this property exudes timeless appeal. Meticulously maintained and brimming with character, this home offers you three inviting bedrooms, a central family bathroom, and two separate living areas that offer ample space for the family. The recently renovated country-style kitchen is a standout feature, seamlessly combining modern functionality with rustic charm. There is the perfect combination of gas and electric cooking, a dishwasher and plenty of bench space. The cleverly updated laundry features a second toilet for added convenience. Adjacent to the kitchen, a formal dining room awaits, offering access to the undercover wrap-around timber veranda through a set of French doors. This outdoor oasis is not only the ideal spot for al fresco dining but also offers a front-row seat to stunning sunset views. Stay comfortable all year round with the help of two large split systems and a cozy wood fire that ensures the perfect ambiance, regardless of the season. For those with a penchant for DIY projects or home mechanics, a spacious 8.3m x 6.0m lock-up shed awaits. Complete with a concrete floor and power supply, it's a haven for tinkering and storage, it has an electric door for convenience. Situated on a generous 1,212 sq. m. plot, the property boasts a diverse array of flora that ensures year-round colour and enjoyment. An established hedge and soft lawns create the perfect play area for children and pets, allowing them hours of outdoor entertainment. This property has been completely re-fenced. If you're searching for the quintessential town lifestyle with a touch of country tranquility, this home offers the escape you've been yearning for. Don't miss this unique opportunity to experience the best of both worlds.