

**16 Martin Avenue, Ouyen, Vic 3490**



**Sold House**

Thursday, 7 December 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1141 m2**

**Type: House**



Brett Driscoll  
0408503663

**\$315,000**

Fixed Date Sale Closing 21st Nov 6pm (unless sold prior) Welcome to 16 Martin Avenue, Ouyen! This superbly positioned 3-bedroom + study brick veneer home offers oversized living throughout and is situated on an expansive 1,141m<sup>2</sup> (over 1/4 acre) block, providing plenty of space for the whole family. As you enter the home, you'll be impressed by the spacious living area flooded with natural light, creating a warm and inviting atmosphere for relaxation and entertainment. The modern kitchen is equipped with all the amenities you need and boasts ample storage space for your convenience. All three bedrooms and the study feature built-in robes, offering plenty of storage options. The master bedroom is truly impressive, measuring a massive 5.9m x 3.9m and comes with a spacious walk-in-robe, while the second bedroom also offers a roomy walk-in-robe. Additional features include split system heating & cooling, evaporative cooling, and gas points available for heating, ensuring year-round comfort. The home also features a separate toilet and a second shower with a vanity, conveniently located off the laundry. For enhanced security and privacy, roller shutters adorn the front of the home. Step outside, and you'll find a large alfresco entertaining area, perfect for hosting gatherings and creating cherished memories with family and friends. The property is equipped with a solar system, keeping your power bills at a minimum, with a recently replaced inverter to ensure efficiency. Car enthusiasts and hobbyists will love the 9 x 6m shed, along with the added bonus of rear lane access for easy entry and exit. Investors will be pleased to know that the expected rental income achievable is \$430 per week, adding to the property's appeal. Situated only a stone's throw away from Ouyen Lake, supermarket, schools, and everything else Ouyen has to offer, this home presents a rare opportunity to secure a solid and spacious property in a highly sought-after area. Solid homes such as this rarely present themselves to the market, so don't miss your chance!