

**17 Farmer Street, Mirboo North, Vic 3871**

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**Sold House**

Friday, 10 May 2024

17 Farmer Street, Mirboo North, Vic 3871

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 581 m2**

**Type: House**



Bec Cook

**\$370,000**

Unique in character and design, this three-bedroom home is ideally positioned just a short stroll to schools, shops and beautiful Baromi Park, displays a calming outlook over neighbouring farmland and is ideal for any young couple, retiree or investor looking to enter the market at an affordable price. A raised timber deck greets you on arrival. It is here you'll enjoy entertaining family and friends whilst appreciating the picturesque rural views. Stepping inside, the inviting lounge and dining are open plan by design. Cathedral ceilings with exposed beams supply a feeling of openness and charm, whilst the cosy wood fire and split system will ensure your comfort year-round. Stepping through, the adjoining modern kitchen flaunts a tranquil vista over rolling hills, electric cooking, pantry, dishwasher and overhead cabinetry. Heading down the hall, the home affords three carpeted bedrooms that are serviced by a light and bright bathroom complete with corner shower, single vanity with above counter basin, heated towel rail, IXL tastic and toilet. The Master and second bedroom are spacious, and light filled with BIR's (Bed 2 with wall heater), whilst the third bedroom supplies a built-in bookshelf. Updated in 2015, the commodious laundry boasts exceptional storage, bench space, an internal clothesline and direct access outside. The layout of the laundry provides excellent scope and flexibility for those who wish to renovate or add an ensuite off bedroom two over time. Privately set back the property features a concrete drive that provides access to the single carport and adjoining 8.3mx5m shed with concrete floor, power and workbench. Minimal maintenance lawns and gardens surround the home, showcasing tree ferns, hydrangeas, bottle brush and an established avocado tree that flourishes with delicious fruit. The rear lane supplies dual access, for ease of maintenance in the backyard and added storage options. Until recently, this delightful home has been successfully run as an Air BnB, drawing consistent weekend visitors seeking a peaceful country retreat, from Melbourne and Interstate. In the current rental market, this property could be expected to achieve between \$350 - \$360 per week. This eye-catching property is being presented for sale, fully furnished offering opportunity within a highly convenient location. Our thriving community displays excellent schools, a variety of shops and boutique cafés and the well renowned Grand Ridge Rail Trail. Don't miss this wonderful prospect, enquire today!