

# 171 Main Street, Elliminyt, Vic 3250



## House For Sale

Tuesday, 21 May 2024

171 Main Street, Elliminyt, Vic 3250

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 784 m2

Type: House



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**\$650,000**

Discover the charm of low-maintenance living in this impressive three-bedroom residence, built by McGlynn Scott, offering a smart floor plan. As you step through the front door, you are guided down the hallway to the north-facing, open-plan kitchen and dining room whilst the sun soaked living room overlooks the backyard featuring reverse cycle heating and cooling. Entertaining is a dream with a sliding door opening onto the stunning deck area, perfect for warm summer nights with friends and family. The master bedroom incorporates a walk-in-robe and ensuite whilst the additional two bedrooms offer built-in robes. The home also includes a formal lounge room situated at the front of the house with a reverse cycle air conditioner to keep you comfortable year-round. A spacious bathroom with separate shower to bath completes inside. 171 Main Street boasts a double lock-up garage for convenient parking and secure storage, complimented by sturdy fencing for added privacy. The well-maintained garden surrounding the property offers a picturesque setting, blooming year-round, perfect for those green thumbs who seek a serene backdrop to unwind and enjoy outdoor relaxation. Additional features include: - Updated carpet throughout- The property also includes a shop front, which can be used for storage or perhaps to operate a business from (STCA). The building is currently leased to a secure tenant. - Fruit trees including olive, lemon and orange. Just a stone's throw from Elliminyt Primary school, Sacred Hart and Trinity College, within walking distance to town and a bus stop conveniently at your front door, you can simply move on in and enjoy everything on offer. **DISCLAIMER:** While utmost care has been taken to verify the accuracy of the information provided above, it should not be construed as a representation by the vendor or the agent/agency. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.