

**18 Lyons Street, Miners Rest, Vic 3352**



**Sold House**

Thursday, 5 October 2023

18 Lyons Street, Miners Rest, Vic 3352

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 714 m2**

**Type: House**



Chris McAteer

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**\$507,000**

A wonderful opportunity to purchase a very well-rounded family home, positioned in a quiet street yet just a short walk or drive to the local supermarket, post office, school and amenities of Miners Rest. Providing a country feel with the rolling hills just down the street, the brick veneer home features three bedrooms, including a spacious master with a walk-through robe along with an ensuite bathroom. Two further bedrooms are a generous size and have built in robes. Presenting very well throughout, the home features timber flooring which adds character, with living space consisting of a family room and the addition of a connecting formal dining area which could be used as a study space or kids play room. The kitchen is neat and functional with a upright gas cooker, dishwasher and plenty of cupboard space, along with an adjoining informal meals area. Other features include the family bathroom with shower & bath, a separate toilet, laundry, and a gas space heater plus reverse cycle air conditioner for year-round comfort. Set on a generous sized block of approximately 714m<sup>2</sup>, with gates at the front providing privacy and security with plenty of room for kids to play or for gardens. Outdoor entertaining is easy with a large pergola area for BBQ's, plus an excellent two bay carport with connecting garage which makes for a great man cave, workshop or storage for your toys. Also a garden shed, and two water tanks for your garden. Overall, a great property for small families, first home buyers, or those who want a neat comfortable and affordable home in a good area, with everything that you need. Call Chris to arrange your inspection.