

1C Roalies Place, Campbells Creek, Vic 3451



House For Sale

Saturday, 3 February 2024

1C Roalies Place, Campbells Creek, Vic 3451

Bedrooms: 2

Bathrooms: 2

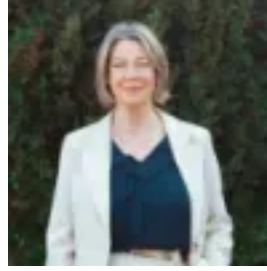
Parkings: 2

Area: 400 m2

Type: House



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\$650,000

Only 2 years old, there is much to like about this delightful townhouse. At 400 sqm, the block is a blank canvas that will appeal to the avid gardener keen to create botanical oasis. Constructed of brick veneer and Colourbond, the townhouse has been designed and built with relaxed, stylish, energy-efficient living in mind. With its crisp white tones and feature windows, the spacious living/dining zone is light and bright, built-in cabinetry and shelving providing a lovely space for displaying books and personal treasures. Pleasingly, you can draw back glass sliders to enjoy two alfresco options; one a sunny, north-facing deck opening from the living space; the second a covered timber patio accessible from the dining area. The kitchen is designed and finished to impress - and impress it does. Expansive sleek, white cabinetry and bench space more than meet every storage and preparation need. Gas and electric cooking, dishwasher and a large pantry ensure meal preparation is an easy process while the spacious breakfast bar seats four with ease. There are two queen bedrooms each with built-in robes and chic ensuites; premier suite with north-facing aspect. Integrated with the home is a single car garage with remote roller door and direct internal access. This is an impressive property with many additional highlights including vinyl plank flooring flowing through the family spaces, carpeted bedrooms, ceiling fans, laundry with external access, dual linen closets, hall storage cupboard and all town services. Double glazing and a 4.5kw solar system in conjunction with a coveted northerly aspect deliver both active and passive solar benefits, while keeping energy costs at a minimum, making this property very worthy of its 6.7star energy rating. For buyers seeking to enter the market, down-size or secure a quality investment property, this delightful listing ticks all the boxes. A near-new home with quality fixtures, fittings and every urban convenience located in a warm, welcoming and peaceful rural community is hard to go past. Close to Campbells Creek's renowned 5 Flags General Store and Hotel, primary school and sporting fields and five minutes from the major regional centre of Castlemaine with its wide array of amenities and services including the fast train to Bendigo (20 minutes) and Melbourne (90 minutes) further confirms this property's lifestyle credentials. This is a true find.