

**20 Gratton Way, Beechworth, Vic 3747**

**Professionals**

**House For Sale**

Saturday, 9 December 2023

20 Gratton Way, Beechworth, Vic 3747

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1044 m2**

**Type: House**



Josh Hill

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Terry Hill

## **To Suit Buyers \$835,000 to \$849,000**

Uniquely positioned and tucked away in a quiet location, this near new Hadar built home requires nothing to do except unpack and enjoy! Only two years young and offering an abundance of features on a 1,044m<sup>2</sup> approx allotment, it is sure to impress! Features include:- King sized master suite to the front of the home with ceiling fan, walk in robe plus stylish ensuite.- A further two minor bedrooms with built in robes are serviced by the full family bathroom to the rear of the home.- Two living zones including a formal lounge or media room and an open plan kitchen, living and dining zone (the media room also lends itself to be a potential fourth bedroom).- The well-equipped kitchen boasts Caesarstone benchtops, 900mm cooktop, dishwasher, walk in pantry all overlooking the large living / dining zone with views to outside.- Ducted heating & cooling unit to assure year-round comfort.- Double lock up garage with remote and internal access for your convenience.- Low maintenance grounds and established gardens.- Sliding doors to the undercover alfresco area, perfect for entertaining.- Large home office with built-in cabinetry.- Additional extras include high ceilings, LED lighting throughout, upgraded concrete driveway & solar panels. With all that is on offer all within a short drive to the centre of Beechworth, this home is sure to move quickly! Contact Josh Hill on 0488 022 344 for your private viewing today!