

21 Havenstock Drive, Yarrowonga, Vic 3730

House For Sale

Wednesday, 17 January 2024

21 Havenstock Drive, Yarrowonga, Vic 3730

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Expressions of Interest

Anthony Stevens is proud to present this spacious, 3-bedroom home on picturesque acreage situated along the highly sought-after Havenstock Drive, Yarrawonga. This cleverly renovated and extended brick veneer home offers a wealth of modern features and ample space for a comfortable and highly functional semi-rural lifestyle. Situated in a quiet, local-traffic-only location, this property offers a perfect scale and balance - suitable for those wishing to upsize from town living or downsize from the larger farms or acreage.

Interior Highlights: With 3 living areas, this modest 3-bedroom, 2-bathroom home has been renovated and extended at either end of the house, almost doubling its original size. The entry feature wall provides a smart formal entrance masking a surprise reveal of the central open-plan living area featuring views to the pool room, dance studio, entertaining area and the inviting backyard. Fully tiled and equipped with floor heating throughout, this residence boasts a contemporary open living area, kitchen and dining. Welcoming you with a cosy gas log heater and high-quality appliances, the space seamlessly extends in all directions including the newly carpeted lounge room and spacious bedrooms. The expansive master bedroom features two walk-in robes (WIRs) and appealing ensuite. The adjacent study nook doubles as a partition, creating a functional and private work space that's separates the master from the living space. A separate lounge room and 2 additional bedrooms, bathroom and toilet are located at the opposite end of the house. This arrangement offers privacy for children or guests away from the main living area.

Exterior Features: The property is securely enclosed with Colorbond panel fencing and rural fencing around the perimeter, with established trees ensuring immediate privacy. A covered front entrance provides elegance and a homely, welcoming warmth. The attached double garage with direct access to the laundry is smart and convenient. Adjoining the home, an enclosed indoor/outdoor entertaining area awaits, featuring its own plumbed outdoor kitchen and dining space, complete with oven and sink; making it the perfect entertainer. This versatile area offers ample room for additional living, games, or hobbies. Double sliding doors open out to a well-maintained backyard, featuring manicured lawns and a charming mini orchard, creating a tranquil personal oasis. Adjacent to the entertaining area is a glass enclosed spa room, accessible through its own glassed door entry and double sliding glass doors with louvre windows all around, allowing it to open up while providing a relaxing space to unwind. The entire property is beautifully landscaped and equipped with an efficient watering system, ensuring that you can fully appreciate the outdoor spaces with minimal effort.

Impressive Shedding: This property's shedding has enough space to fit your all of your toys, as-well-as a workshop. The huge roofline feeds into a 20000L water tank providing ample fresh water. A massive 27m x 9m (243m²) shed at the rear of the property, partitioned into 4 separate spaces and an attached 2m x 6m garden shed with 1 hinged door, 5 roller doors, 3 sliding doors and 3 personal entries gains you access from all angles. A second, 12m x 7m (84m²) shed with remote roller door also sits opposite.

Additional Property Information: HOUSE • Cooling - Ducted Evaporative Cooling plus 3 Split systems. • Heating - Gas log heater, floor heating and 3 split systems. • Large Games/Rec Room with rear yard access. • Dance Studio with side outdoor patio area on decking. • Enclosed entertaining area with outdoor kitchen and dining area. • Enclosed Spa Room with heated spa. • Attached Double Car Garage. • Instantaneous Gas Hot Water. BLOCK • Perimeter Fencing - entire block - colorbond and rural. • Panel fencing with a hinged panel gate provides secure access to the front of the property. • Circular driveway with access to all shedding entries. • Fully landscaped block with garden beds, established trees and privacy all around. • Watering system covering lawn areas. • Bore Water • Bird Avery • Raised Vegetable Garden

SHEDDING: Shed 1 - A partitioned 27m x 9m concreted steel shed. • 11m x 9m workshop benches and cupboards, 2 x roller doors, personal entry/storeroom. • 12m x 4.6m - Boat & Tow Vehicle • 9m x 4.7m - Caravan storage • 9m x 12m - vehicle storage (4) • 9m x 6m - vehicle storage (3) • Shed 2 - 12m x 7m steel shed concreted with painted floor - vehicle storage (4).

PROPERTY: • Area Under Title: 5317m² • Shed 1: 243sqm. • Shed 2: 84sqm. • House: 450sqm. • Year Built: 2007 • Easements: Storm Water Drain • Council Rates: \$2905.90 p/a • Town water, Gas, Power, treatment plant (sewerage) • Rental estimate: \$650-700 per week *All measurements are approximate. Sale method: EOI Inspections by appointment only. Contact Sales Agent Arron Robinson 0433 269 303 arron@anthony-stevens.com Anthony Stevens 0459 924 164 anthony@anthony-stevens.com