

26 Marlo Road, Marlo, Vic 3888



House For Sale

Wednesday, 12 June 2024

26 Marlo Road, Marlo, Vic 3888

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1800 m2

Type: House



Richard Ivey
0401113310



Toni Spires
0351069711

\$650,000

Here's your opportunity to get a start in the Marlo property market at an affordable price. This three-bedroom, two-bathroom home sits on an easy to manage block of nearly half an acre (1800 m²)...not too big that you have to spend all weekend on the mower, yet still big enough to have some space around you and enjoy a bit of gardening. This home also has the benefit of a reserve to the northern side of the property thereby effectively only having the one direct neighbour. There is convenient access to the property at the end of the bitumen service road. The home itself is positioned towards the front of the block and features a full-length front veranda. Upon entry to the home there is a large lounge to the southern end, complete with a slow combustion wood heater and reverse cycle air conditioning. To the rear of the lounge is a Parent's Retreat featuring a large master bedroom, a walk-in robe leading to an ensuite and a glass sliding door to the rear veranda. The northern end of the home features an open plan kitchen and dining with reverse cycle air conditioning. To the rear are the second and third bedrooms both with built in robes and ceiling fans and a family bathroom. A laundry at the rear also leads to the full-length veranda which widens in the middle to incorporate an entertaining deck, a great place to enjoy a morning coffee as the sun rises or to relax with family and friends in the evenings. Below the deck is a small undercover barbeque area, perfect for cooking up a feast during the warmer months. What home would be complete without a shed? There is a double lock up garage with twin roller doors, a smaller storage shed, small woodshed and even a carport in the rear yard, perfect for keeping the caravan or boat out of the weather. An enclosed veggie patch helps keep the birds away from your produce whilst there are some great fruit trees in the rear yard including a huge grapefruit tree. The gardens have been designed to be low maintenance and there's plenty of room for the children, grandchildren or the pets to run around. The walking track network through the Marlo State Forest is close by whilst the famous Marlo Hotel, jetty and public boat ramp are all within easy walking distance. Marlo is perfect for water sports. The children will enjoy swimming in the estuary or a dip at one of the nearby surf beaches. Alternatively drop the boat or jet-ski in at one of the many local boat ramps for a bit of fishing, exploring, water-skiing or wakeboarding. You can even launch the big boat at the newly renovated Cape Conran boat ramp and head offshore to fish for a variety of deep-water species. For those that enjoy getting out and about on foot or by bike, there are plenty of great tracks and unspoilt beaches to explore. Marlo has its own primary school whilst Orbest is around a fifteen-minute drive where there is a P-12 College, two supermarkets, hospital, medical services and a variety of specialty shops. The major rural hub of Bairnsdale is a little over an hour away where there are all the major supermarkets, Bunnings, Kmart, Dan Murphys and a host of other specialty stores and industrial services. If you are looking to make a start in Marlo, then don't miss this gem. Please view our Virtual Tour online and contact Toni Spires on 0468 947 942 or Richard Ivey on 0401 113 310 to arrange your personal inspection. Inspections available seven days a week by prior appointment.