

**28 Austin Street, Boolarra, Vic 3870**



**House For Sale**

Thursday, 7 December 2023

28 Austin Street, Boolarra, Vic 3870

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1036 m2**

**Type: House**



Simon Burns  
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Racquel Dickson  
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**\$549,000**

Nestled in the charming township of Boolarra, celebrated for its family-friendly atmosphere and tight-knit community spirit, this residence offers the epitome of family living. Conveniently located just a short stroll from town amenities, shops, pubs, and sporting facilities, this family home sits on an expansive 1036m<sup>2</sup> allotment (approx.) and has undergone an impressive renovation, delivering exceptional value. The well-designed layout of the home caters perfectly to your family's needs, featuring four spacious bedrooms, all equipped with built-in robes, including the master bedroom with an updated ensuite. The open-plan living area seamlessly combines the lounge, dining, and kitchen spaces, creating a warm and inviting atmosphere for gatherings and family time. The modern kitchen boasts an electric freestanding oven, ample storage, a dishwasher, and a breakfast bar. Two separate living zones include a formal lounge and family living area as well as a dedicated study nook that adds to the overall convenience of the home. The main bathroom has been stunningly updated, showcasing a shower and freestanding bath. Comforted by split system reverse cycle air conditioning, ceiling fans, and a solid fuel heater, this house is well-equipped to keep you feeling right at home. Step outside to discover a vast undercover outdoor area, perfect for entertaining, a spacious backyard with new fences, panoramic views of the neighbouring farm and picturesque hills. The property features a 5kw solar panel system, currently returning 66 cents per kilowatt, a heat pump hot water system, a double carport, and an approximately 6x6m shed. The front yard is adorned with low-maintenance established gardens, kwik-curb edging, and plenty of street appeal. Located on a tranquil no-through road, one of Boolarra's most peaceful streets, this property is a not-to-be-missed opportunity to turn a house into your home. Contact Simon Burns today at 0421 333 114 for further details.