

**2B Rose Boulevard, Lancefield, Vic 3435**



**Sold House**

Wednesday, 23 August 2023

2B Rose Boulevard, Lancefield, Vic 3435

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 516 m2**

**Type: House**



Joshua Reeves  
0354296655



Liam Gedye  
0448771686

**\$615,000**

Proudly positioned within a quiet Lancefield neighbourhood, this comfortably proportioned home invites relaxed family living. Centrally located across 516sqm (approx.) and within a moment's access to the village centre, this is a desirable property for those looking to downsize or create their first family home in the heart of the Macedon Ranges. Creating a welcoming first impression, the tidy red brick façade of the residence is well supported by neat landscaping to create an enviable opportunity for low maintenance living without compromise. An oversized hallway leads into the home, and into the first of several relaxation precincts. A large lounge room greets guests and provides privacy for cosy nights spent enjoying the company of friends and family. Wandering further into the residence a light filled kitchen enjoys an airy setting at the heart of the home. Offering an abundance of preparation and storage space, the home chef is sure to be satisfied by a large island bench and gas appliances. Nearby, a dining nook is peacefully positioned to enjoy the morning light, where coffees will become a pleasure. Outside, a spacious backyard presents a blank canvas for the creation of something special. A paved expanse stretches from the back sliding door, to create a porch and entertainment platform for barbecuing. Spanning to encompass the residence, the yard offers a variety of garden beds, primed for the green thumb's unique touch. For those with family members of the furry variety, a large, enclosed, feline pavilion stretches the length of the home, providing shelter and safety. Three bedrooms provide comfortable accommodation throughout the home. Located nearby to the entry, the master bedroom offers sunlit views into the front yard, an oversized ensuite bathroom and adjacent walk-in wardrobe. Two additional bedrooms are found with the guest wing and provide built-in wardrobes and nearby access to the central, family bathroom and laundry. Offering a low maintenance residence, a well-proportioned home presents a desirable lifestyle for those looking to make the most of the Macedon Ranges from a truly central location. Additional features include a sealed double car garage, a 5KW solar system, a feline enclosure with garage access, split systems, ducted heating and a large laundry with external access. Located in the stunning Macedon Ranges, Lancefield is just 70km north of Melbourne's CBD, 40 minutes drive to Melbourne Airport and 20 minutes away from Clarkefield, Kilmore or Riddells Creek Railway Stations. For further information contact Joshua Reeves on 0428 948 243