

3 Comb Street, Merbein, Vic 3505

AREA SPECIALIST

House For Sale

Wednesday, 17 April 2024

3 Comb Street, Merbein, Vic 3505

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1974 m²

Type: House



Luke Walker

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\$340,000 - \$370,000

IT'S ADDRESSED: Discover the perfect blend of character, comfort, and convenience at 3 Comb Street, Merbein. This beautifully preserved home offers a separate living and dining space with two large bedrooms, each adding a unique touch to your living experience. The first bedroom boasts elegant French doors leading directly to the outdoors, while the second features a cozy fireplace, enhancing its warm, inviting atmosphere. Both bedrooms are adorned with raised, pressed tin ceilings that elevate the home's classic charm. The original floorboards flow throughout the house, leading you into a cozy environment equipped with modern comforts including multiple ceiling fans, evaporative cooling, slow combustion wood heating, and a split system for year-round comfort. Step outside to a sizeable entertaining area boasting an outdoor fireplace, ideal for gatherings or quiet evenings under the stars. Sustainability meets efficiency with a 6.6kW (approx.) solar system, reducing your carbon footprint and utility bills. A short distance away lies the Merbein Common, a scenic refuge along the banks of the Murray River. This local gem provides a peaceful setting where you can enjoy walks or bike rides, and the river itself offers additional recreational activities such as fishing or kayaking only moments away. The property sits on a generous 1974 m² (approx.) block within the Merbein Township, providing an exceptionally large space for outdoor activities or future projects. A substantial shed with partial lining, bathroom facilities, and its own split system presents an excellent opportunity for a home-based business or additional storage. With rear lane access and a double car carport, this home supports a lifestyle of convenience and possibility—perfect for caravan owners or hosting guests.

Key Features: Two spacious bedrooms: one with French doors to the outside, the other with a cozy fireplace. Unique raised, pressed tin ceilings are a feature. Evaporative cooling, wood heating, and split system. Large outdoor entertaining area with a fireplace. 6.6kW (approx.) solar system for energy efficiency. Expansive 1974 m² (approx.) block with a large, versatile shed. Rear lane access and double car carport. Take the next step towards your dream home. Visit us at 3 Comb Street, Merbein, or call to arrange a viewing. Experience the charm and potential of this beautiful property today!