

# 3 Irrewillipe Road, Elliminyt, Vic 3250

## House For Sale

Tuesday, 14 May 2024



3 Irrewillipe Road, Elliminyt, Vic 3250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 894 m2**

**Type: House**



Jake Theodore  
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**\$595,000 - \$640,000**

Looking for a family-friendly home that combines convenience, space, and modern amenities? This delightful property checks all the boxes! Enjoy the spacious open-plan layout, two living areas for entertainment and an inviting backyard, ideal for unwinding and spending quality time with the family. With a mini makeover of new flooring throughout and freshly painted there will be nothing more for you to do. The kitchen is a chef's dream with stainless steel appliances, gas cooking, a dishwasher, and a walk-in pantry with direct access to the double garage, which also opens to the backyard. The home includes two living areas: an inviting space adjacent to the kitchen and dining area for seamless entertaining, and an additional room that could serve as a tranquil parent's retreat or a lively games room for kids. The expansive master suite boasts a walk-in robe and an ensuite, while the two additional bedrooms feature built-in robes and ceiling fans. These are serviced by a main bathroom with a separate shower and bath, positioned in a dedicated area of the home for added privacy. Storage solutions are abundant throughout the home, including a linen closet and built-in storage in the laundry room that offers convenient outside access. The home is bathed in natural light and painted in neutral tones, providing the perfect canvas for your personal touch. Additional amenities include ducted gas heating and a reverse-cycle air conditioning unit in the lounge, ensuring comfort throughout the seasons. Set on a generous 894sqm block, the home offers a secure, fully fenced backyard with a garden shed and a perfect layout for a large shed build with side access. Situated in an enviable location, the property is a short walk to Elliminyt Primary School and the Elliminyt Mini Mart, and just a short drive from Colac Secondary School, Apex Kindergarten, Trinity College and the CBD. Making it an ideal choice for convenience and quality family living. \*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.