

**3 Vine Street, Mildura, Vic 3500**



**Sold House**

Tuesday, 12 December 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 813 m2**

**Type: House**

**\$450,000**

Damian Portaro, Principal & Chairman's Elite Sales Agent at Ray White Mildura presents for sale this charming family home nestled in the heart of Mildura, boasting an exceptional location that places you just a short stroll away from the bustling CBD. This delightful residence presents the perfect combination of comfort and convenience, making it the ideal setting for families looking to settle in a friendly neighbourhood with all amenities at their doorstep. As you step through the front door, be captivated by the welcoming ambience that flows throughout the home. The separate lounge room provides a peaceful sanctuary where you can unwind and enjoy quality time with your loved ones, while the combined kitchen and dining area ensures you'll have ample space to entertain in style. The updated kitchen comes complete with modern natural gas appliances, an abundance of storage and a functional layout that will delight the home chef. The sleeping quarters consist of three generously sized bedrooms, all fitted with built-in robes, ensuring your family has all the room they need to grow and thrive. The central bathroom has been thoughtfully designed to cater to the needs of a busy family, and the added bonus of a study nook ensures you have a dedicated space for work or study. The large laundry offers even more storage and functionality, making household chores a breeze. Year-round comfort is guaranteed with ducted gas heating and evaporative cooling, ensuring your family's complete wellbeing. Step outside to discover the true highlight of this lovely home - an outdoor area complete with a BBQ, perfect for hosting alfresco gatherings and creating lifelong memories with family and friends. The double carport provides secure off-street parking and leads through to a spacious rear yard, which boasts a large shed for additional storage or workspace. With an expansive 813m<sup>2</sup> block, a prime location within walking distance to Mildura's CBD, and a warm, inviting atmosphere, this family home truly ticks all the boxes. Don't miss out on the opportunity to make this beautiful property your own - arrange a viewing today.