

30 Watts Road, Yan Yean, Vic 3755

Sold House

Friday, 18 August 2023

30 Watts Road, Yan Yean, Vic 3755

Bedrooms: 5

Bathrooms: 3

Parkings: 10

Area: 2 m2

Type: House



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THE GOOD BITS 5 acres (approx.) allotment | Three paddocks | Bordered by Plenty River | Five bedrooms | Three deluxe bathrooms | Three living areas | Stone finished kitchen | Imported kitchen appliances from Miele and Artusi | Breakfast island | Woodfire heating | Split system unit | Ducted cooling | Two fully tiled bathrooms with oversized rainhead showers | Fitted robes to all bedrooms | 18m x 10m workshop | Caravan/boat/float height auto-doors | Mezzanine level | Fully fitted lock up office | Mancave corner | Two bay machinery parking area | Electric gates | Town water supplemented by water tanks totalling 45 000 litres | Watering system to garden | Tracks and trails allow for a stress free walk to Laurimar Village WHAT YOU'LL LOVE Although you are sitting on 5 acres (approx.) of level land, with the bonus of the Plenty River as your rear boundary, Laurimar Village and all the benefits that brings is within a picturesque walk or bike ride...or a quick trip in the car if you are lacking the motivation. Peace and privacy don't mean sacrificing convenience! There are so many living spaces here on offer, a lounge for curling up with a book in front of the wood fire heater, a family living area that drifts out to a deck offering relaxing rural views that seem to stretch on forever and an entertaining room the kids will quickly claim as their own. The spacious kitchen's been optimised not just for family life, but for entertaining on a big scale. Uniting black stone tops over white cabinetry, premium imported appliances and a large island that draws people to sit and chat while dinner is being prepared, the openness is something to be admired, and allows the chef to be a part of everything! Adjacent to the house is a multi car garage with a lock up workshop and a long driveway secure behind an auto gate that delivers secure space for everyone's car. Accessed through separate auto gates is a 216 m² garage/workshop. Boasting 3-phase power, over-height doors, mezzanine storage, a full office, and a man cave corner it's the ideal space for a collector, tinkerer or your home based business.