

**31 Giffard Street, Newbridge, Vic 3551**

**House For Sale**

Thursday, 7 December 2023



**31 Giffard Street, Newbridge, Vic 3551**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 4000 m2**

**Type: House**



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**\$529,000**

Located in the sought-after riverside village of Newbridge is this fabulous property with a lovely home and great shedding. Positioned on a superb one-acre allotment (with two separate titles) with established and significant shade trees, abundant fruit trees and a two-meg water right reticulated from the river. The substantial brick home comprises three bedrooms, all with built-in robes, and main with ensuite. The spacious lounge and adjoining dining room are filled with natural light and feature large windows overlooking the gardens to the northeast and double glass doors that open to the front undercover terrace outdoor living area. The smart up to date kitchen has gas/electric cooking, dishwasher and loads of bench and storage on offer. Adjoining the kitchen is a well-appointed laundry/mud room with space for a second fridge, a very large pantry/storage area and more bench space. This is a most valuable space. The home features a grand formal entrance hall that flows through the centre of the home and has quite unique bamboo feature walls. Solid fuel heating and a large split system heat and cooling ensure year-round comfort, and you will also reap the benefits of the new heat pump hot water system as well as the new Euromaïd dishwasher. The home was also recently recarpeted right throughout. Outside, you will find a double carport with direct access to the house and two good sized sheds/workshop, both with concrete floor and one with power. The property has a lovingly established garden with substantial and mature shade trees alongside prolific fruit trees including an amazing mulberry tree, apricot, apple, nectarine, macadamia and more. The big bonus here is the two-meg water right delivered straight to your property from the Loddon River and reticulated to all the garden taps as well as servicing the toilets. Rainwater storage tanks provide for the house, and there's heaps with 3 x 5000 gallon and a large underground tank also. All of this is only a two-minute stroll to all that Newbridge has to offer including the general store/post office, the iconic Newbridge Pub and of course the majesty of the Loddon River. A 20-minute drive to Kangaroo Flat and 25 minutes to the CBD of Bendigo. This is a great property in a superb position. Opportunity galore here, land bank the extra title, can be sold separately, or simply enjoy the space. The choice is yours. Priced to sell, this will not last. Inspections times will be available from the second week in December.