

**34 Church Street, Boolarra, Vic 3870**

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**Sold House**

Thursday, 12 October 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 965 m2**

**Type: House**



Bec Cook

**\$365,000**

Ideally nestled in the heart of beautiful Boolarra, this cute weatherboard home sits on a sprawling 965m allotment, providing an excellent opportunity for both first-time buyers and investors. Move straight in and enjoy the timeless charm and modern comforts or take advantage of the renovation potential to create your dream home. Step onto the protected front porch, sheltered by established trees, this inviting space provides a serene setting to enjoy your morning coffee or unwind in the evenings. On entry, the central hallway leads you to the first of two living areas. Warmed by a gas heater, with a split system for back up, your comfort is assured year-round in the spacious lounge that is large enough to gather the entire family. The charming corner window bathes the room in natural light, whilst allowing the gardens to be appreciated from the comfort of your couch. Down the hall, you'll find the kitchen and breakfast nook with a vibrant vantage over the front garden, making it a delightful space for cooking and informal dining. Light filled thanks to a sizeable skylight, the kitchen features a Coonara to keep warm, a 600mm electric stove and oven, pantry and dishwasher. The adjoining formal dining room has been utilised for family gatherings in the past but also provides flexibility for families looking for a second living/sunroom. Boasting two expansive bedrooms with elevated views over the idyllic backyard, and an additional study with BIRs that could easily transform into a third small bedroom/nursery, this home is perfect for families. Centrally located, the updated bathroom delivers a single vanity, shower and toilet, with the convenience of an additional separate toilet off the laundry. Outside, a concrete drive leads to a carport and 6m x 7m garage with concrete floor and 3-phase power, allowing for secure parking and room to tinker in the workshop! Gorgeous camellias and mature trees create a picturesque backdrop in the expansive backyard that enhances the home's beauty, whilst providing a wonderful space for entertaining, whilst the kids can be kids and run freely. Convenience is at your doorstep in Boolarra, it's just a short walk to the nearby park, shop, and the town centre, ensuring all your daily necessities are within easy reach. With school bus services to Mirboo North Primary and Secondary Schools, families will find this location ideal with its peaceful community atmosphere and modern amenities. Don't miss your chance to secure this charming home in the heart of Boolarra. Whether you're looking for a cozy family retreat or an investment with renovation potential, this property offers it all. Contact us today to arrange a viewing!