

**35 Lawson Street, Spring Gully, Vic 3550**

**House For Sale**

Thursday, 28 March 2024



**35 Lawson Street, Spring Gully, Vic 3550**

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1204 m2**

**Type: House**



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**\$795,000 - \$830,000**

The perfect sanctuary for your big or blended family awaits in this elevated property, on approximately 1204 square meters of prime Spring Gully land. The modernist-style 1960s family home underwent a recent refurbishment to cater to modern living while maintaining its timeless appeal. With five bedrooms plus a study, two bathrooms, two living rooms and a sunroom, there's somewhere for every family member to find their own space. Spacious living areas bask in natural light streaming through dual French doors leading to the front balcony – an ideal place to relax, unwind and enjoy the view amid leafy surroundings. The rear sunroom overlooks a circular brick-paved alfresco area taking centre stage in the backyard, perfect for entertaining or simply soaking up the sunshine. The heart of the home boasts an updated kitchen with a granite overlay-topped breakfast bar, a dishwasher, gas cooktop, electric wall oven, and ample storage. The adjacent dining area is large enough for large-scale gatherings and adjoins the family living room with a separate lounge reserved for more formal occasions. Relax and rejuvenate in style in the generous bedrooms, all with built-ins and ceiling fans. The master includes an ensuite, with the remainder serviced by the all-new main bathroom and separate WC. The large laundry ensures convenience with storage and a drying cupboard. Additional features include a detached studio space encompassing kitchen/living room, bedroom and ensuite. With some work, it offers endless possibilities for use as a man cave, teen retreat, or student accommodation. Recent updates include a roomy entry foyer, polished floorboards, new ceiling fans, carpets, window furnishings, light fittings, tapware, tiling, paintwork, rangehood, sinks, and WCs. Under-house double carport and storage room, new Colorbond fencing, off-street parking, and low-maintenance landscaping complete the package. Don't miss this chance to secure a family-sized property close to all Spring Gully is noted for – school, sporting facilities, medical and veterinary clinics, cafe/general store, pub, university and public transport.