

**39 Clarke Street, Miners Rest, Vic 3352**



**Sold House**

Wednesday, 3 April 2024

39 Clarke Street, Miners Rest, Vic 3352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1940 m2**

**Type: House**



Jo Thornton

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**\$710,000**

Set on a generous 1,940m<sup>2</sup> allotment (approx), this north-facing four bedroom brick veneer home is a must to inspect! With an enviable elevated corner position with stunning natural outlook as far as the eye can see, offering a real sense of having no neighbours. Walking distance to Miners Rest primary school, the IGA supermarket, post office and with easy access to the Western Freeway and short distance further to Stockland Wendouree, Wendouree Train Station, and so much more. Offering side access for the caravan with secure storage, this is an absolute must to come and inspect and see all that is on offer here for yourself. This quality home comprises master bedroom with oversized WIR and well-appointed ensuite with separate toilet, a further three incredibly generous sized bedrooms by today's standards all with BIRs, central main bathroom with separate bath, shower, vanity and a 2-way toilet to the laundry which leads directly to the rear yard. An open plan formal dining and stunning formal living with gorgeous floor to ceiling windows with impressive outlook, as well as an open plan informal living, dining and kitchen zone. The kitchen features 2 wall ovens, gas cooktop, dishwasher, double sink with a view, microwave nook, pantry and an abundance of counter and storage space throughout - an impressive space at the heart of the home. Additional features included ducted floor central heating, ducted evaporative cooling, 20 solar panels on roof to off-set bills, great storage throughout, external blinds except for kitchen window, and so so much more! Externally you will find side access for caravan or trailer, a 6m x 4m (approx) shed or workshop with concrete floor and power, oversized double garage, established apple tree, 3 water tanks one of which has a portable electric pump set up for the garden, undercover entertaining area with power and note that you are on mains power, water, and town sewer. This home is being presented to the market for the first time since it was built in 2002. It is evident that the home has been lovingly cared for over the years and is ready and waiting for you to make it your own. The feeling as you make your way through, is that of quality and a genuine sense of being 'home'. Don't hesitate, homes of this calibre are hard to find, contact the exclusive listing agent Jo Thornton 0409 356 478 today to arrange an inspection. I look forward to seeing you in Miners Rest soon.