

**3B Vanina Street, Hepburn, Vic 3461**



**House For Sale**

Sunday, 12 May 2024

3B Vanina Street, Hepburn, Vic 3461

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Kim McQueen  
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**\$645,000**

Superb design and an excellent location await at Halycon, where easy living comes naturally. The exterior is inspired by Mid-Century architecture with an angled roof and weatherboard façade, while the two-bedroom interior brings 21st-Century quality and convenience to the fore. It's the best of both worlds, and it's the perfect villa for weekend getaways, downsizing in a quiet location, or short-stay accommodation. Step inside and see a living zone that's effortlessly welcoming, where natural light streams in through remote-control clerestory windows and the double-height ceiling and polished concrete floor are inspired design elements. It's a wonderful space that makes the most of its north-facing orientation, and sits next to a U-shaped kitchen with hardwearing benchtops, gas and electric appliances, and pendant lights. Bedrooms are finished to a high standard with split-system air conditioners, built-in wardrobes, TV points and architectural windows. There's a central bathroom, separate powder room and a laundry, and every room is ready for you to move in or start renting out this fine home. Impressive fitout includes gas heating, reverse-cycle air conditioners, a ceiling fan and insulation, a garden spa, undercover parking, outdoor storage, and a water tank. This is tailor-made for looking out to Elevated Plains from the living zone or when you're in the spa, and the low-maintenance garden on 300 square metres of land (approx.) frees you up to spend time enjoying life in the heart of Spa Country. Hepburn has so much to look forward to. Walking trails are metres away, you can head to the nearby Bathhouse & Spa to relax and be rejuvenated, dine at any one of the restaurants, bars and cafes that are minutes away, or catch live entertainment close to home at the Palais-Hepburn. \*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.