

**40 Elgin Street, Sale, Vic 3850**

**House For Sale**

Wednesday, 3 April 2024



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 981 m2**

**Type: House**



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**\$795,000**

Welcome to 40 Elgin Street, a home brimming with character and charm nestled on a generous 981 sqm block. This delightful property boasts an excellent court location, close to schools, sporting facilities, health services, and the picturesque Lake Guthridge precinct. As you step into the inviting wide entry hall, you'll be greeted by a blend of original charm and modern updates, seamlessly merging warmth with functionality. The formal living room, adorned with an imitation gas log fire, exudes a sense of warmth and intimacy, inviting you to unwind and relax, while the adjacent formal dining/living room offers versatile space for your lifestyle needs and also features a gas imitation log fire for comfort. Prepare to be captivated by the heart of the home - the expansive modern kitchen and meals area. Bathed in natural light streaming through a skylight and with beautiful vaulted ceilings, this culinary haven is a symphony of style and functionality. A generous stone island bench beckons, while ample storage, including a walk-in butler's pantry, ensures every kitchen gadget finds its place. A split system adds a touch of climate control, ensuring comfort all year round. This residence offers three spacious bedrooms, with the master boasting a walk-in robe and ensuite. There is a central bathroom and a well-equipped laundry with abundant storage. Step outside and discover a realm of outdoor entertainment possibilities. The expansive decked undercover entertaining area is adorned with automatic roll-down blinds, a ceiling fan, and a wood heater, creating the perfect ambiance for gatherings year-round. Immerse yourself in the refreshing waters of the solar-heated automated saltwater inground pool, a haven of relaxation and rejuvenation. Adjacent to the pool, a large garage beckons with its promise of storage and convenience, complete with power, plumbing for a toilet, and a separate mancave, games room or pool house with split system. Additional features include a carport, fully secure yard, automatic front gates and vehicle access to the garage through the gate at the rear of the carport, providing ample space for a caravan or boat. Security cameras offer peace of mind, while the solar panels ensuring energy efficiency with the Tesla battery having 13.5kw storage capacity. Don't miss the opportunity to make this enchanting property your own, where character meets modern convenience in a sought-after location. Schedule your inspection today and discover the lifestyle awaiting you at 40 Elgin Street, Sale. For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)