

**407 Richards Street, Canadian, Vic 3350**



**Sold House**

Friday, 26 January 2024

407 Richards Street, Canadian, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 657 m2**

**Type: House**



Matthew Stevens

0418501323

**\$380,000**

Nestled within minutes of Canadian Lead Primary School, Woodmans Hill College, Western Highway, and a mere 4.6 kilometres from the bustling CBD, this exceptional residence beckons to both first-time homebuyers and savvy investors alike and set on a generous 657M2 allotment. Boasting a prime location, the property presents a rare opportunity to reside in a sought-after locale with convenient access to educational institutions. Comprising three bedrooms, each adorned with built-in robes, and featuring ceiling fans in two of the bedrooms, this home offers a comfortable and functional living space. The L-shaped lounge and dining area create a welcoming atmosphere, complemented by a fully renovated kitchen equipped with modern amenities such as induction cooking, a dishwasher, and a pantry. The lounge room is enhanced by a gas heater and reverse cycle air-conditioning, ensuring year-round comfort, with sliding doors opening onto a charming front decked area. The main bathroom, complete with a separate shower, has undergone a tasteful renovation, adding a touch of contemporary elegance to the home. Beyond the interiors, the property's external features elevate its appeal. A notable addition is the 5.5m x 5.5m studio, offering versatility and convenience, with direct access to the double garage featuring a storage annexe. This space is an ideal haven for the handyman or those with a penchant for mechanical pursuits. Further enhancing its eco-friendly profile, the property includes a tank for garden use and a 4KW solar system, contributing to sustainable living. The thoughtful integration of these features underscores the property's commitment to both functionality and environmental responsibility. In addition to the aforementioned amenities, the property offers a garden shed, adding to the overall convenience and storage options for its residents. This residence is not just a house; it's a well-rounded home that caters to the needs and preferences of modern homeowners. For those eager to explore the full spectrum of what this property has to offer, an inspection is highly recommended. To arrange a viewing and experience the charm and functionality firsthand, contact Matthew Stevens at 0418 501 323. Make this superb home yours and embark on a journey of comfort, convenience, and modern living.