

# 41 James Patrick Way, Lancefield, Vic 3435

## Sold House

Friday, 17 November 2023

41 James Patrick Way, Lancefield, Vic 3435

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 441 m2

Type: House



Kim Forsyth

**\$580,000**

Beautifully presented and maintained family home offering comfortable and relaxed living with the opportunity to take advantage of a low maintenance lifestyle within easy access to Lancefield and the wider Macedon Ranges. The property is located opposite the James Patrick Way Reserve with a peaceful, wide-open outlook towards central Lancefield providing a feeling of space and tranquillity. This feeling continues inside the property with a welcoming entry hallway and convenient study nook before entering the open-plan heart of the home. The well-appointed kitchen includes large gas cooktop and electric oven, stone benchtops and walk-through pantry to the laundry and external access. The lounge dining area opens to a covered rear alfresco area for entertaining and get-togethers with family and friends. The floorplan includes 3 bedrooms, the spacious main bedroom with ensuite and walk-in robe and additional two bedrooms with built in robes. The central family bathroom is both pristine and of generous proportions. With easy to clean hard flooring throughout, the property is especially perfect for anyone with allergies or indoor fur-babies. There is ducted gas heating, ceiling fans in the bedrooms and a centrally located reverse cycle air conditioning unit for year-round comfort. Additional features include low maintenance landscaping, secure rear yard and double remote access garage with internal access. This wonderful property provides a perfect setting to simply relax and enjoy a great lifestyle. Located in the beautiful Macedon Ranges, Lancefield is an in-demand location only an hour drive to the Melbourne CBD with ready access to both Hume and Calder Freeways. With a welcoming community and continuous calendar of events, it's a great time to make your move. Contact Agent to arrange your inspection today. Kim Forsyth 049 491 229. Property Code: 1192