

**411 Gordon-Egerton Road, Mount Egerton, Vic 3352**

**McGrath**

**Sold House**

Friday, 6 October 2023

411 Gordon-Egerton Road, Mount Egerton, Vic 3352

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



Jacqui Sfetcopoulos  
0411065339



Amanda Robinson  
0431387323

## Contact agent

Located in the serene and picturesque suburb of Mount Egerton, sits this beautiful brick home on just over 3 acres (approx) with two separate titles and space for the whole family to enjoy. • As you enter this lovely home, you are greeted with a spacious living area that features a 2-year-old wood heater, perfect for keeping the house warm during the chilly winter months. The living area also boasts a corner window that provides a beautiful view of the front veranda and gardens. • The property comprises of 3 large bedrooms, each with ample natural light and master with built in robes. The family bathroom includes a separate shower and spa bath with large vanity, providing enough space for the whole family to use. The entire house has been freshly painted within the last 12 months and features new vinyl plank flooring throughout. • The kitchen is equipped with a double sink that overlooks the backyard and a 900ml electric oven with gas cooktop, making cooking and entertaining a breeze. The mudroom and separate laundry with toilet make for a convenient space to keep the house clean and tidy. • For added comfort, the house features a split system in the main living area, perfect for keeping the whole house a great temperature all year round. The property is also equipped with a 3kw Solar Panel System and a 12-month-old hot water system, and is connected to town water and town power, and has bottled gas and a septic system. • Unwind and relax in summer with a fully fenced above ground pool, perfect for entertaining. The property also boasts 3 fully fenced separate paddocks, ideal for animals and children. Water tanks located on the property provide ample water to keep the gardens looking beautiful all year round. • Outside you'll find ample storage space with two single lock-up sheds for cars and a double shed with concrete flooring and power. Take a step back in time with the old miners hut, perfect for creating a studio space or a fun cubby for kids! There is also a garden shed in the backyard area and a separate storage shed next to the pool. • Don't miss this exceptional opportunity to own a beautiful rural lifestyle property in the stunning suburb of Mount Egerton. Call Jacqui on 0411 065 339 or Amanda on 0431 387 323 to book your inspection today.