

42 Bertoli Street, Boort, Vic 3537



Sold Other

Monday, 14 August 2023

42 Bertoli Street, Boort, Vic 3537

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 953 m2

Type: Other



Erin Warhurst
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Contact agent

* 3 bedroom home on 953m² block. * Extensive shedding with plenty of space for future projects. * Rear lane access to property – ideal for the caravan, boat etc.* Split system heating and cooling for year round comfort.* Convenient Boort location: just 50m to the main street. * Ideal family home or exceptional property to add to your rental portfolio.* Opportunity to be semi-furnished and move in or rent immediately.Claim a lifestyle of convenience with this neatly presented property located in the heart of Boort.Positioned on a generous 953m² allotment and within metres to the main shopping strip as Lake Boort, School, the charming weatherboard/faux brick clad home is introduced by a neat and low maintenance front yard with decked front entrance. The meticulous owners have tastefully modernised the property, freshly painted most of the home, have upgraded electrical and plumbing services and presented a great property to move into immediately as they look to enjoy retirement and down size.Inside, the practical floorplan offers three bedrooms - 1 with BIR's, a u-shape kitchen with freestanding oven/gas stovetop, carpeted lounge room, central bathroom with bath, separate toilet and laundry and good backyard access. Split system heating and cooling, floating timber floors throughout and window shade awnings adds to its features. Outside, the property offers plenty of space for the vegie garden and chooks, 2 sheds - 5m x 4m and 6m x 5m (tools and equipment can be negotiated as part of the sale), 2 x water tanks, rear lane access and a great opportunity to add your own touches such as a granny flat, more shedding or even a pool with the extra space (STCA). This property would make the ideal investment for a retired couple looking for a convenient lifestyle, a family ready to enjoy the large block size or an investor looking for an instant return.Boort is a beautiful rural town located on Lake Boort and provides a wonderful lifestyle for those who love boating, water skiing, canoeing, sailing or fishing and also offers plenty of walking tracks as well as essential shops, café, sports facility and hotels. In addition the town has plenty of work available in a wide variety of fields. Contact agent Chris Garlick to inspect.