

# 43 Nicholson-Sarsfield Road, Nicholson, Vic 3882



## Sold House

Saturday, 10 February 2024

43 Nicholson-Sarsfield Road, Nicholson, Vic 3882

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 1 m2

Type: House



Paul Miles  
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Sam Tham  
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## Contact agent

Perched on the outskirts of Nicholson Township, right alongside the renowned rail trail, we present an unparalleled residence poised to be your enduring abode. Crafted with robust steel construction from top to bottom and adorned with top-tier finishes, this home exudes quality. Revel in the expansive comfort of two sizable bedrooms and a lavish semi-ensuite/bathroom. The fluidity of an open-plan living, dining, and kitchen space is enhanced by top-notch AEG appliances and an expansive island preparation bench. Experience year-round coziness facilitated by a wood combustion system, split-system AC, double-glazed tinted windows, and comprehensive insulation in the ceiling, walls, and floor. Externally the home was built to require no ongoing maintenance, enjoys a relaxing covered deck area to the front and rear of the home. A double garage with direct access to the home and separate carport. Situated on a manageable 2.7 acres, the property boasts mature gardens and fruit trees, marrying aesthetics with practicality. An impressive 16m x 9m x 4.3m shed, complete with bathroom amenities, a lofty entrance door, and a wood-burning fireplace, adds an enviable dimension to the property. Enjoy the convenience of being mere minutes away from the Nicholson River, a boat ramp, the Nicholson Hotel, and the Nicholson Cafe. This residence encapsulates a harmonious blend of modern comfort, aesthetic appeal, and proximity to local amenities, making it an ideal forever home.