

44 Mercer Street, Inverleigh, Vic 3321



House For Sale

Thursday, 28 March 2024

44 Mercer Street, Inverleigh, Vic 3321

Bedrooms: 2

Bathrooms: 1

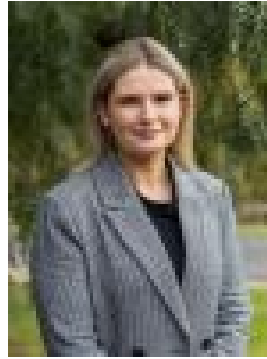
Parkings: 6

Area: 1707 m2

Type: House



Seka Powell
0409235245



Demi Lynch
0499550114

\$695,000 - \$749,000

Nestled in the serene surroundings of Inverleigh, this charming cottage on a large block welcomes you with an olde-world allure. Boasting a delightful fusion of rustic charm and contemporary essentials, the property offers a serene retreat from the hustle and bustle of everyday life. Step inside and discover two bedrooms to the front of the home, each with ceiling fans for comfort throughout the seasons. The updated kitchen sits in the heart of the home and includes electric benchtop cooking, an under-bench electric oven, dishwasher, fridge cavity plus a wrap around bench and lots of wall/overhead cupboards. The kitchen looks over a large open lounge area and beautiful timber floors are featured across this space. Cooling can be pleasantly controlled with air-con and a wood heater sitting within a feature brick wall also provides lovely country ambience perfect for those cosy evenings spent indoors. Double doors lead out to a large covered and paved entertainment area where family and friends can gather for alfresco dining and backyard social get togethers with plenty of room to mingle. Back inside, an updated bathroom has contemporary spaciousness, and includes a separate bath and shower, and a vanity area with shelving and sink/bench space. The toilet is conveniently separate. The two sheds are concreted, one with its own power - a sure attraction for a hobbyist or small business owner looking for storage and a convenient work space at home. Other notable features include solar panels to reduce those energy bills and a high Colorbond fence that surrounds the larger shed, separating it into its own area from the house yard. Here you can enjoy the allure of country living in a comfortable home with lots going for it, and yet there is plenty of scope to add your own touches and upgrades as you wish. The lovely location offers beautiful river walks, plus great coffee, eateries and a handful of local stores close by. The kinder and primary school are also second to none, and being situated just 10 minutes to Bannockburn/30 minutes to Geelong, all other amenities are close by. An excellent opportunity to live in the heart of gorgeous Inverleigh and experience the perfect balance of town and country living.