

**46 Irvine Street, Mount Evelyn, Vic 3796**

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**Sold House**

Friday, 20 October 2023

46 Irvine Street, Mount Evelyn, Vic 3796

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 869 m2**

**Type: House**



For Sale By Owner VIC  
0488847018

## Contact agent

The Phone Code for this property is: 36024. Please quote this number when phoning or texting. THIS PROPERTY WILL BE SOLD TO THE FIRST PERSON WHO GIVES ME A SOLID OFFER OF \$720,000. YOU WILL NOT BE SHOPPED AROUND OR MADE TO BID UP. Please contact me to arrange inspections. Please note that photo ID is required to inspect the property. Move-in ready home with stunning views across the Yarra Ranges. The opportunity you have been waiting for - to get into the market in such a high-demand area with some of the best views available across the Yarra Ranges. This adaptable, light & airy 3 bed, 1 bath home is move-in ready, while still providing the opportunity to personalize and improve. With a bit more love, it will be your dream first home or a fabulous ready-to-go investment opportunity. The open-plan dining/ kitchen space has fabulous views over the Yarra Ranges, while allowing for excellent indoor-outdoor living through the glass sliding door onto a deck, courtyard or lawned area. Spectacular in a lightning storm! Did I mention the views? Back inside, the cosy lounge provides a separate space for relaxation. All 3 bedrooms have built-in robes & ceiling fans, while the master bedroom enjoys direct ensuite-style access to the family bathroom, which is supplemented by a separate toilet. The 2 smaller bedrooms are perfect for the kids or home offices. For the cooler months, the home has ducted heating throughout, plus a split system in the lounge providing further heating and cooling choices. Nestled on a slice-of-heaven-on-a-hillside, the easily manageable block includes many established trees and shrubs, along with 2 grassed areas for pets or play. The finished driveway is on the steep side, but well worth any uphill effort for the views! A double carport with additional under-house storage space and a separate garden shed offer many options. Fully fenced backyard with double gate provides a secure place for a trailer & pets. Great views from out here too! The location of this home is perfect. Situated a short walk from Mount Evelyn's full range of bustling shops, trendy cafes, the Warburton trail and with a primary school and bus stop just down the road. Life is good, with easy access to all the amenities needed for your comfortable, relaxed lifestyle in the hills. A short drive gets you to secondary schools, Lilydale Lake and Lilydale train station. Imagine life with all this and still so much nature literally right on your doorstep! This wonderful property is the perfect starter for first-home buyers or investors. So make sure to grab the opportunity and inspect this property today!

In summary: Some of the best views in the area  
Approx. 91m<sup>2</sup> home, 3 bedroom with ensuite-effect bathroom on 869m<sup>2</sup> block  
Clean, tidy and move-in ready  
Ducted heating throughout, plus split system in lounge and ceiling fans in all bedrooms  
Garden shed plus additional under-house storage  
Established low-maintenance garden & lawns  
Walk to shops, parklands and rail trail

Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.