

# 47 Bancroft Street, Portland, Vic 3305



## House For Sale

Monday, 20 November 2023

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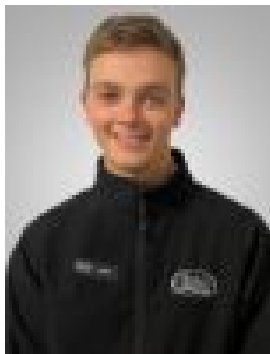
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 645 m2**

**Type: House**



Nash Wollard  
0355233822

**\$510,000**

Step inside 47 Bancroft Street and discover a charming, move-in-ready home that has been thoughtfully updated, offering comfort, style, and convenience in one fantastic package. Its prime location places you approximately 1.0km from the Portland Foreshore, playgrounds and Botanical Gardens, ensuring easy access to leisurely strolls and family outings. Whether you're looking for a new move-in ready home or a savvy investment opportunity, this property has you covered. Upon entering, you'll be greeted by an expansive and inviting open-plan space that seamlessly combines the lounge with its high ceilings, the kitchen, and the dining areas. The option to create a distinct lounge area is effortlessly accessible with the convenience of a double sliding barn door. Year-round comfort is assured with gas heating in the lounge and a split system for climate control. The updated kitchen boasts spacious bench tops, a generous 90cm freestanding oven, and a handy dishwasher for effortless meal preparation and cleanup. Abundant cupboard storage ensures everything stays organised, making this area ideal for culinary creativity and family gatherings. Each of the three bedrooms impresses with its generous dimensions and comes complete with built-in robes, enhancing both storage and comfort through the inclusion of ceiling fans. The master bedroom takes the experience up a notch with its high ceilings and the added convenience of a fully equipped ensuite. The bathroom, while benefiting from some updates, features a 2-way toilet that seamlessly connects to the laundry for added practicality. Step outside to a sprawling outdoor alfresco area that's perfect for hosting gatherings or simply enjoying moments of relaxation in the fresh air. This versatile space is not only conveniently covered but also boasts a wood fire heater, ensuring your comfort in any weather. You'll also find secure parking in the enclosed garage with roller doors, while the decent-sized backyard offers ample room for outdoor activities and leisure with the addition to right of way access. Don't miss the opportunity to make this fantastic property your new home! For more information or to arrange an inspection, please give exclusive agent Nash Wollard a call on 0460 877 718 or call our office on (03) 5523 3822.