

# 472 Irymple Avenue, Nichols Point, Vic 3501



## House For Sale

Tuesday, 30 April 2024

472 Irymple Avenue, Nichols Point, Vic 3501

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 8093 m2

Type: House



Dallas Holmes  
0350214600

**\$595,000 - \$650,000**

Offering tranquillity and space in this coveted Nichols Point address, where just under 2 acres of peaceful surroundings await. Step inside to be greeted by original polished floorboards, feature cedar wood ceilings, and character fixtures and fittings throughout that will make you fall in love with country living. This home offers ample accommodation with four bedrooms, featuring a walk-in robe to the master, ensuites to two of the bedrooms, and built-in robes cater to the remaining rooms which are serviced by a central timber bathroom. Additionally, there is a bonus home office. Entertain with ease in the separate family room or gather around the rustic timber kitchen, conveniently located opposite the open plan meals/living area. Evaporative cooling, gas, and wood heating and multiple split systems ensure year-round comfort for you and your loved ones. Step outside to the decked undercover outdoor area, where you can relax and unwind while overlooking the established gardens and in-ground pool. This space is an entertainer's dream! With town water connected, 1-meg rural water, and a 5.4KW solar system, this property combines modern conveniences with rural charm. Beyond the physical comforts, this home offers a lifestyle that embraces the beauty and serenity of country living. Wake up to the sounds of nature, enjoy the wide-open spaces, and take leisurely strolls through your own private gardens. The established gardens and spacious grounds provide the perfect setting for outdoor activities, family gatherings, or simply soaking in the peace and quiet. For those who love to entertain, the outdoor spaces are perfect for hosting barbecues, pool parties, or quiet evenings by the fire pit. The in-ground pool offers a refreshing escape during the warmer months, while the decked undercover area ensures year-round outdoor enjoyment. Multiple sheds with easy access provide ample storage for vehicles, equipment, or hobbies, completing the picture of country living at its finest. This property is ideal for those seeking a slower pace of life, where you can enjoy the simple pleasures and make lasting memories with family and friends. Don't miss this rare opportunity to secure your slice of paradise in the tightly held Nichols Point location.