

48 Armstrong Street, Charlton, Vic 3525



House For Sale

Thursday, 1 February 2024

48 Armstrong Street, Charlton, Vic 3525

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 1868 m2

Type: House



Lois De Jong
0413175087



Nathan Diss
0354474088

\$299,000

Seize the day and secure a property that offers abundant opportunity for those looking to the future. First and foremost, the property offers a very comfortable two-bedroom home that's spacious, beautifully presented and well maintained. Featuring 9' ceilings, wide welcoming hallways and spacious rooms with loads of windows. There are two good size bedrooms, both with ceiling fans and one with a console wardrobe in situ. The large central bathroom is an all-access bathroom with large ambulant shower, vanity and storage. The toilet is separate as is the large laundry that boasts loads of storage. Spacious living areas include the lounge/living area, formal dining room and a very functional country-style kitchen. Kitchen features include timber bench tops, an upright gas cooker, the original combustion stove in situ in the fire breast, good preparation areas and plenty of storage. Adjoining the kitchen is a most useful bright, light and airy sunroom that opens out to the outdoor area of the home with convenient undercover access to the double carport. The home has both gas heating & split system heat and cooling ensuring year round comfort here. The property has been well maintained and benefits from having been restumped within the last two years with all the hard work done. This is a definite bonus, so you can tick that box. Outside we find a good shed (6m x 6m) with concrete floor, power and double roller doors, and an adjoining double carport provides excellent car accommodation. The gardens boast a plethora of very established fruit trees including lemon, orange, nectarine and apple, all fruiting abundantly. The total size of the allotment is 1868sqm (just under half an acre) and offers enormous scope and opportunity for further development or possible subdivision (STCA), and is most certainly suitable for a second dwelling with separate access from the rear lane way. This is a dual access property that will suit many propositions including dual occupancy (STCA). Seize the day and take the time to consider the opportunity that's on offer with this property. For more information or to arrange an inspection, please contact Lois De Jong on 0413 175 08.