

# 48 Stanley Street, Gordon, Vic 3345

## Sold Acreage

Tuesday, 14 November 2023

48 Stanley Street, Gordon, Vic 3345

Bedrooms: 5

Bathrooms: 1

Parkings: 5

Area: 8093 m<sup>2</sup>

Type: Acreage



Joe Mcfall



Office

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## Contact agent

Welcome to the idyllic Township of Gordon, where this exceptional property awaits on a sprawling 2-acre corner block. Perfectly suited for growing families, small hobby farms, or those seeking a peaceful retreat, this large Timberset family home offers the epitome of regional living. Situated just a 5-minute walk from Gordon's Main Street, this charming family home has undergone a fresh renovation, featuring new flooring, lighting, and paint, ensuring a move-in ready experience for its new owners. Step inside to discover 5 spacious bedrooms with built-in robes, a study, 2 living areas, and a modern family bathroom, catering to the needs of large or growing families. The bright and spacious modern kitchen is a true delight, boasting a 900mm gas cooktop, electric oven, timber benchtops, ample cupboard and bench space, and a generous dining area. With 2 separate living areas, this home effortlessly combines modern comfort with a touch of country charm. Outside, you'll find a covered outdoor entertainment area, providing the perfect space for relaxation and social gatherings. The large private yard offers endless opportunities for kids and pets to play, while a separate fenced paddock with a dam invites you to explore outdoor pursuits to your heart's content. Additional features of this property include a 3-bay covered carport, 2 large woodsheds, an orchard, and a veggie garden with raised beds. Stay cozy with the woodfire and split system, ensuring year-round comfort. The property is connected to mains power and water, with an additional 44,000 litres of tank water available. For convenience, there's a septic system, bottled gas, and NBN connection. Currently zoned as rural living and adjacent to the residential area of Gordon, this property offers flexibility and potential. The owner is open to considering various settlement terms, providing opportunities for your specific needs. Just a short 10-minute drive away, you'll find Ballan, offering doctors' surgeries, cafes, pubs, supermarkets, and the Ballan station for easy commuting to Melbourne or Ballarat. Gordon itself is a charming regional town, boasting primary schools, a café, a post office, a general store, and plenty of outdoor activities to enjoy. With its tranquil surroundings and essential amenities within reach, this property is an absolute must-inspect. Don't miss out on this opportunity to embrace the serene lifestyle that awaits you in the heart of Gordon.