

# 5 Park Avenue, Daylesford, Vic 3460



## House For Sale

Thursday, 16 November 2023

5 Park Avenue, Daylesford, Vic 3460

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 962 m2**

**Type: House**



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**\$1,195,000**

Welcome to the very lovely 5 Park Avenue! The contemporary façade of panelled wood compliments the inner beauty of this well finished home. Designed to maximise space and light the open plan kitchen, dining and living zones are truly inviting. The kitchen in soft oak tones with white subway tiling has ample storage, open shelving, large fridge space and an island bench with Carrara marble top. The dining area accommodating 8 people is bathed in light and has direct access to the north facing balcony/deck, the perfect place to soak in the sun on those beautiful warm days. The living space has large windows bringing the outside in and on those cooler days the feature double sided wood combustion fire is bliss. There is a study area with shelving to complete the living zones. In the accommodation areas you will find a Queen size master bedroom with BIRs and two further bedrooms, generous in size, all serviced by a renovated bathroom with bath, shower, toilet and feature vanity. You will also find an additional toilet and laundry with storage. The large back garden is perfect for family or friends to enjoy with grassed and garden areas including apple, lemon, peach and nectarine trees, ornamental Manchurian pears, Chinese elms and more. If you need an extra space then the large studio is perfect for you. With double glazing, wall and roof insulation, power and lighting use for guest accommodation, a workshop, artist studio or work from home office, its your choice! The property also has a large carport and garden shed for all things gardening. Less than a 5 minute walk to Lake Daylesford and a 5 minute drive into the centre for all things Daylesford this property is truly lovely.

Features: Panelled Wood facade  
Wide front verandah  
Sensor lit front entrance  
Entrance hallway  
Kitchen with soft oak tones and white subway tiles, ample storage and shelving, island bench, Carrara marble top, large fridge space  
Dining accommodates 8  
North Facing Balcony/deck  
Living area with reverse cycle air conditioning and feature double sided wood combustion fire  
Study Area with shelving  
Wide Hallway  
Master bedroom with BIRs  
2 additional good sized bedrooms, one very generous  
Renovated central bathroom with shower, bath, toilet, panelled ceiling and feature vanity  
Laundry with separate toilet, storage  
Tasmania oak solid hardwood flooring  
High ceilings  
Wall insulation  
Double Glazing  
UV double blinds through open plan kitchen/dining/living  
Blue Tooth downlights- app control  
Large established back garden with apple, lemon, peach and nectarine trees, ornamental Manchurian pears, Chinese elms and more  
Large studio space with views to the north, double glazing, wall and roof insulation, lighting and power. Garden shed  
Large carport  
Front, back and studio sensor lights  
All services including NBN