

**5 Richards Road, Amphitheatre, VIC, 3468**

**Sold House**

Friday, 12 May 2023



5 Richards Road, Amphitheatre, VIC, 3468

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Elizabeth Teal

0354652000

## **1575m2: 4 BEDS, 2 BATHS - EVERYTHING DONE**

This property is not only exceptionally appealing but has every comfort you could want. Offering 4 bedrooms (main with ensuite, separate from the remaining beds). The 3 bedrooms plus main bathroom, separate toilet and laundry are located to one side. The open plan living/dining and kitchen is centred with the front veranda (timber decking) running full width. There is a double carport. From the kitchen there is a fantastic all-weather entertaining 'area' measuring 15m x 5m (approx) which includes 3 walls of windows, timber flooring, informal dining area and a spa. From here, the rear garden stretches out to soft lawn, with a covered BBQ spot, fruit trees and established garden beds - views stretch to paddocks and the Pyrenees Ranges. There is a large shed for a mower and garden tools. FEATURES include: 24 solar panels, gas heater (bottles) split system air con, 2 x 9000 litre tanks plus 1 x 21000 litre tank for yard; septic eco system, fine mesh on all outside doors. Amphitheatre is located only 13km from Avoca and has a delightful quality. Primary school and Post Office service the community. Inspection by appointment - please contact the agent.