

54 Lethebys Road, Sailors Gully, Vic 3556



House For Sale

Wednesday, 8 May 2024

54 Lethebys Road, Sailors Gully, Vic 3556

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 9256 m2

Type: House



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\$700,000 - \$770,000

Set on 9256m² this idyllic property will reward you with the sounds of nature and the convenience of a suburban lifestyle with access within minutes to the unique shopping precinct of Eaglehawk. Upon arrival you drive through a carefully considered woodland area, to the lovely family home featuring a charming wrap-around veranda. Entering the home, the spacious carpeted living room to the right of the entry features a timber mantel with a gas heater, split system unit and views to the expansive lawn and trees making for a restful experience. The master suite is located to the left with a walk-through robe and 3-piece ensuite. Once again, the views are worthy of lying in on those lazy days. Durable linoleum flooring from the entry through to the kitchen and dining area make for easy cleaning. The kitchen is well equipped with plenty of bench space and storage, a side-by-side gas stove, pantry and enjoys loads of natural light. A large dining area adjacent to the kitchen allows for family gatherings around the table more enjoyable and a gas wall furnace heats the space comfortably. Down the rear passage you will find a hobby room with linoleum flooring which could easily be converted to a study. Two generous sized carpeted bedrooms with BIRs are located directly opposite the family bathroom and separate toilet. At the end of the passage is the generous laundry featuring an enviable amount of storage and bench space, and external access to the rear yard where a shady fernery and multiple clothesline options are on offer. A single lock up garage with separate storage, or potentially another workspace/office, with overhead storage, plus double carport is located directly off the rear veranda providing plenty of car accommodation. But wait, there's more! An impressive 14.23m x 7.2m steel framed brick veneer shed is waiting for you, fitted with 3 phase power, plumbing, solid fuel heating, front roller door and external entry door. This shed also has an additional workshop under roof measuring 4.5m x 7.2m featuring an engine lifting frame and gantry (uncertified capacity) which will appeal to the car enthusiast. This workshop is accessed via internal barnstyle doors and single side external roller door. But wait! There's still more! Adjacent to the main shed is a 3m x 3m garden tool shed which also houses a toilet and hand basin. Multiple garden sheds feature throughout the property together with multiple tanks – offering a total of 50,000 litres in addition to the town water available. A 6.6kW 3-phase-operated solar system contributing to the energy requirements of the workshop and residence, and insulation batts installed to the walls during construction helps reduce the overuse of gas and power to make life comfortable. A small dam attracts many native birds which use the tiny island in its centre to nest and secure colourbond fencing, including an inner perimeter fence are all in good order. The backyard is lush with manicured lawns and garden beds, and the property backs onto bushland giving you the best of both worlds. Suburbia and nature combined. Located within a short walk to popular Eaglehawk North Primary School and approximately 2.5km to the Eaglehawk shopping precinct, you can enjoy tranquillity and convenience. Call now to inspect secure this fantastic opportunity as your next home.