

6 Hurt Street, Violet Town, Vic 3669



House For Sale

Tuesday, 5 December 2023

6 Hurt Street, Violet Town, Vic 3669

Bedrooms: 3

Bathrooms: 1

Area: 1719 m2

Type: House



Geoff Langsford
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Warren Langsford
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Auction (On Site - Unless Sold Prior)

Charming well kept 3-bedroom brick veneer home, situated on a generous sized 1,719m² allotment, all within walking distance to local shopping and parklands. Home: Comprising, entry hallway which flows into the formal lounge, offering combustion wood heater and lovely outlooks. Open plan kitchen - dining - living room. Kitchen - dining room offers ample cupboard storage including overhead cupboards, handy pantry, double sink, modern electric oven/cooktop, range hood, room for a dining table and low maintenance timber-look flooring. Glass sliding door accessing the outdoor undercover entertainment area from the kitchen. Appealing colonial timber windows throughout the home, draw in natural light and pleasant outlooks through to the gardens. Three main bedrooms with the master bedroom providing triple built in robes. Central hallway with linen cupboard, leads to the two remaining bedrooms, both double built in robes. Family bathroom with shower and bath. Laundry with direct access to the outdoors. Separate toilet. Creature comforts include, ducted evaporative cooling to all main rooms, reverse cycle air-conditioner installed in the lounge, ceiling fans and free-standing combustion wood heater. The home is also fully insulated inside the roof space. Outdoors: Sit and relax along the front verandah, or entertain at the rear of the home, boasting an extended undercover sitting / BBQ area, shade clothed on sides. Steel lock-up workshop/garage with two adjoining open bays great to store equipment. Gardens: Lawn areas with attractive native and European plants and bushes. Formed garden beds, creating lots of colour, along with more established shade trees. Fruit orchard includes lemon, apricot, mandarin, orange and apple trees, along with a sizeable vegetable garden patch. Amenities include, mains power, township water and sewerage connections with approximately 45,000 litres of underground rainwater storage. Land: 1,728m² allotment size with 2 driveway access points on either side of the home. Ideal to park a caravan. Great for extra parking, well-kept wide bitumen road out front. Highlights of Violet Town: Violet Town is situated just off the Hume Fwy around 1hr 45min driving from Melbourne. Surrounding regional towns including - 15 mins to Euroa, 20 mins to Benalla and around 35 minutes to Shepparton. Violet town is renowned for its monthly community market - running for over 40 years. The market has over 200 stalls and is not to be missed with people driving from large distances to come and enjoy what it has to offer! There are great sporting and community groups such as the Lions Club, Probus, Garden Club, Opp shop support group. Sporting groups include football, netball, tennis and lawn bowls. The township also has local supermarket, several cafes, doctor surgery and chemist, kinder and primary school, swimming pool, hairdresser, produce store, train services along with one of our areas best aged care nursing facility.