

**6 Tanner Lane, Mount Egerton, Vic 3352**



**Sold House**

Tuesday, 30 April 2024

6 Tanner Lane, Mount Egerton, Vic 3352

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 1924 m2**

**Type: House**



Josh Todd

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**\$425,000**

Enjoy the best of both worlds - a highly convenient, sought after Melbourne side location for the commuter and the serenity and space that can only be found in the country. This highset contemporary style home was completed in April 2021 and is constructed of black color bond iron and accommodates a spacious master bedroom (3.3M x 3.7) with wall length BIR's, and a light filled open plan kitchen, meals and lounge. A central study could potentially serve as a small bedroom/nursery while the high quality bathroom features walk-in shower, freestanding bathtub, vanity and toilet. Year round comfort is assured with option of either split system heating and cooling or slow combustion wood heating. An elevated deck runs along two sides which overlooks the entire half acre allotment and provides great views of the surroundings. There is plenty of storage with a near new colorbond shed (concrete floor and mains power) 12M shipping container which is to be included in the sale. Landscaped gardens and tree planting complete this affordable package. An absolute first rate location with excellent access to Ballarat (within 20 minutes) and only 10 minutes from the Ballan Station car park. Whether you are looking for a weekender or a permanent home call today to arrange your inspection!