

**700 Spur Road, Clonbinane, Vic 3658**



**House For Sale**

Wednesday, 21 February 2024

700 Spur Road, Clonbinane, Vic 3658

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Kristie Davies

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**\$950,000 - \$1,000,000**

Peacefully located across approximately 1.43h, this ranch style, brick veneer residence provides a comfortably proportioned floorplan, with a focus around the great outdoors. Standing proud within a natural and native landscape, this well-maintained property offers lush surroundings and presents an ideal Mitchell Shire tree change opportunity. Beyond the welcoming front veranda, wander inside find a neutral and textural pallet tempered by warm tones and serene outlooks. Harnessing the tranquillity of the surrounding grounds, this is a peaceful home orientated around relaxed living. Spanning from the entry, the immediate meals and kitchen area provides a relaxing space for family to gather. The well-proportioned kitchen offers abundant preparation and storage options and a central location to the bustle of the home. Stone bench tops and built in coffee machine complement stainless steel appliances to create a functional space for the home chef. Adjacent to the kitchen and overlooking the both the front and rear yards, the lounge room is highlighted by a wood fireplace and offers perfect function for cosy nights at home. Stepping outside, the full wrap around and undercover veranda presents plenty of opportunity for summer entertaining, where you will become the envy of your family. Spill into the wider grounds to embark on a variety of activities. The keen gardener will find themselves right at home, with the property offering a blank canvas, fit for landscaping and expansion. A broad variety of ninety fruit trees grace the established orchard, creating an absolute haven for the home chef. Lastly, a large workshop is found nearby to the residence, offering two phase power and an ideal solution for trades and storage. Back inside the main residence, four carpeted bedrooms offer easy accommodation. The main bedroom is located for privacy at the end of the hallway and offers a walk-in wardrobe and spacious ensuite bathroom with a double vanity and built-in spa bath. The three guests bedrooms provide plenty of storage and are located nearby to the central bathroom and laundry. Enjoy the beauty of this central Mitchell Shire location to enjoy regional living across a generous allotment. Additional features include refrigerated cooling, ducted heating, a wood fire heater, ceiling fans, a large laundry with direct external access, a 70,000L water tank, a double car port and additional shedding and storage supported by two phase power. Located in the Mitchell Shire, Clonbinane is just 90km north of Melbourne's CBD, a 55 minute drive to Melbourne Airport and is directly located to the townships of Wandong and Broadford. For further details please do not hesitate to contact Kristie Davies on 0404 329 662.