

**72 St Arnaud Road, Eynesbury, Vic 3338**

**Sold House**

Friday, 29 September 2023

72 St Arnaud Road, Eynesbury, Vic 3338

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



Jade Carberry  
0397466222



Justin Carberry  
0397466222

**\$550,000**

Introducing 72 St Arnaud Road, Eynesbury, Victoria – a remarkable property that embodies the perfect combination of charming Eynesbury style, functionality, and Premium location. Nestled in a sought-after community, this home offers an enviable lifestyle surrounded by history, natural beauty, and the prestigious Championship Golf Course. A charming façade, complemented by a low maintenance landscaped garden and white picket fence. A porch and veranda provide the perfect place to enjoy the spectacular sunset. This thoughtfully designed home boasts three generously sized bedrooms, providing ample space for comfortable living. The master bedroom is a sanctuary in itself, boasting a spacious en-suite and a walk-in robe. The remaining two bedrooms feature built-in robes, new plush carpets, and are serviced by a centrally located bathroom. The heart of this home lies in its open-plan arrangement, where an exceptionally well-equipped kitchen awaits. With abundant Caesar stone bench and cupboard space, a stainless-steel 900mm freestanding oven/gas cooking, and a dishwasher, this kitchen will inspire your culinary endeavours. Unlike other cottages in the area this property offers a true Double Lock Up garage, fully enclosed and secure from the rear laneway, ensuring convenience and peace of mind. Additional upgrades include solar panels with 3kw inverter, providing a sustainable energy solution, and off-street parking directly accessible from the front of the property. The strategic location of 72 St Arnaud Road places it directly opposite the future town centre development, walking distance to the local Primary School and Sporting Precinct and presents an incredible opportunity for future growth and convenience. This property is an ideal choice for first home buyers or downsizers seeking a harmonious blend of comfort and convenience. Its popularity is a testament to its appeal and desirability within the market. Furthermore, with its larger block size of 350m<sup>2</sup>, this home presents a compelling investment opportunity, offering premium rental returns due to its enviable surroundings and appeal to the rental market. Contact today for more information and secure your future in this thriving community 40kms West of Melbourne. Eynesbury Primary School 200m walking distance Opalia Shopping Centre Weir Views 8 minute drive Cobblebank 15 minute drive Western Freeway via Rockbank 18 minutes drive