

**725 Mclvor Highway, Junortoun, Vic 3551**



**House For Sale**

Wednesday, 22 May 2024

725 Mclvor Highway, Junortoun, Vic 3551

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2543 m2**

**Type: House**



Paul Byrne

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**\$595,000 - \$645,000**

Jump on board this blue chip Junortoun location. Ideally situated opposite Catherine McAuley college, this new listing presents a life-changing opportunity for a growing family, at an affordable price. You'll appreciate the old-school Junortoun proportions here, which include a 2543m<sup>2</sup> block, or approximately 2/3rds of an acre. There's a 10 x 6.5 m garage/workshop, and a large weatherboard home. The house is comfortable and completely fit to enjoy as is. Take your time to make it your own, or refurbish now with some easy upgrades, such as a coat of paint, new floor coverings and window furnishings. The floorplan is a keeper. It features four bedrooms and two spacious living areas ideally zoned for family life. The family bathroom is neat and functional. The vendors have started preparations for an ensuite beside the walk-in-robe in the main bedroom. Finish the space to your personal taste. The country-style kitchen has a movable island bench, an upright stove and professionally finished timber cabinetry. There's a mix of split system heating and cooling, and a welcome wood heater for winter warmth and charm. High ceilings are a bonus and add to the generous sense of space within. Outside, there are various storage options in the sheds and shipping containers, but it's that excellent workshop/garage that really shines. It has a concrete floor, power and lights, plus a remote roller door. It's functioned as a cabinet making business in the past, perhaps paving the way for another trade. A large timber deck is placed for relaxing. The block is otherwise a blank canvas for someone to make the most of the space and the quiet environment. And, being situated right next to Rodilesa Nursery means you won't have to go far for gardening inspiration – or a weekend coffee. This amazing address is just 6km, or less than 10 minutes, from the heart of Bendigo, and yet it seems a world away. Bring your ideas and your energy to a viewing and start planning to take this property to the next level. With larger lots becoming rarer, now is the time to act.