

# 73 Tulip Street, Violet Town, Vic 3669

## House For Sale

Saturday, 17 February 2024



73 Tulip Street, Violet Town, Vic 3669

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2041 m2**

**Type: House**



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## **New Price \$485,000**

OPEN INSPECTION - SAT 13TH APRIL 9:45AM -10:45AM Comfortable 3-bedroom home, situated on a prime 2,041m<sup>2</sup> corner block, with lovely gardens, great shedding and handy office/studio. Home: Formal lounge with lovely window outlooks, split system heating / cooling unit, along with a standalone combustion wood heater. Second family lounge - tv room with access to the 3rd bedroom, ideal area for those who want their own space, with sliding door out onto side verandah – decking area. Open plan kitchen – dining area, featuring a 4-burner gas stove, electric oven, good sized pantry, ample cupboards and benches. Direct door from the dining room to the undercover entertainment decking area. Ducted evaporative cooling, to all main rooms. Central hallway leads to family bathroom, laundry, and separate toilet. 3 comfortable bedrooms, 2 with double built in robes. There is disabled railing in areas of the home including a sunken bath, lowered toilet and walk in shower. Timber flooring, carpet, and vinyl coverings around home. Amenities / Structure: Mains power with handy 7 panel solar system running back to power grid, solar hot water system, town water connected, grey water runs into the garden, sewerage connected, and NBN internet available. Steel insulated roof, concrete stumps, and durable clad exterior. Gardens: Lovely surrounding gardens with varieties of mature shade trees, shrubs, and plantings. Sprawling easy care lawns, and a handy enclosed vegie garden including an advanced fig tree. Outdoor Improvements/ Land: Attached undercover rear decking with shade cloth, great for entertaining family and friends. Side verandah and decking. Stand Alone Studio / Office: Previously used for former Computer business but could have many uses. Small porch. Fencing to 2 boundaries, with crossover access for vehicles from both Tulip and Orchid Street. Rotating driveway passes through the attached carport with concreted flooring, single car garage/ workshop with concreted flooring and power, 3 x 3 mt concreted garden shed and paved area to rear of home. 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.