

**83 Cemetery Road, Sale, Vic 3850**



**Sold House**

Monday, 26 February 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1714 m2**

**Type: House**



Tony Kiss

0419526637

**\$810,000**

Welcome to 83 Cemetery Road, Sale 3850! This stunning period-style home offers spacious living areas, a charming frontage, and a range of desirable features that will make you feel right at home. You'll be greeted by an inviting front façade, setting the tone for the warm and welcoming atmosphere within. The wide hallway is a beautiful entrance to the home, the polished Tasmanian Oak floorboards and 3m high ceilings throughout add a touch of elegance to every room. With a generous floor plan of 29.24 squares, this property boasts three living areas, including a formal lounge, an open plan kitchen/meals/family area, and a rumpus room. There is also a separate formal dining room and a study that can easily be converted into a fifth bedroom. The well-appointed kitchen features red gum timber benches, ample storage space, a double drawer dishwasher, gas hot plates, a large electric oven, and a convenient breakfast bar with a servery to the outside veranda. Reverse cycle and central cooling systems, underfloor ducting and ducted cooling ensure year-round comfort. All four bedrooms are generously sized and carpeted. Three of them offer built-in robes and student desks, while the main bedroom presents an extra-large walk-in robe, an ensuite, reverse cycle and a ceiling fan, along with a delightful rural outlook. The central family bathroom is spacious and features a separate bath, shower, and vanity. This fabulous home comes with a range of additional extras. Set on a large block of 1714 sqm, it provides an uninterrupted rural outlook and a private, established garden. Enjoy outdoor entertaining on the large, covered deck. The property also features solar panels, allowing you to save on energy costs with the 3.1 kW solar system. Additionally, there is a 2-year-old solar hot water system and a 9000-gallon water tank. For convenience, there is vehicle access to the backyard, along with a double carport and a double garage. As a bonus, a games room or workshop and storage area have been added, providing versatility and ample space for your hobbies or storage needs. This well-maintained home is ideally located and offers plenty of space, character, and warmth, making it an ideal choice for the whole family. Don't miss out on the opportunity to make this beautiful property your new home. For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)