

99 Monroe Street, Branxholme, Vic 3302



Sold House

Monday, 14 August 2023

99 Monroe Street, Branxholme, Vic 3302

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 1442 m2

Type: House



Sam Groves
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Sonia Gillingham
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\$295,000

Positioned on a generous 1442m² (approx.) block, this well maintained three bedroom residence is situated in peaceful Branxholme, just a 20 minute drive from Hamilton. Located right by the town's primary school, the property would be ideal for a young family yearning for a tree change. There is a new Smeg oven with gas cooktop, plus a generous amount of storage available in the spacious kitchen and dining area. The comfortable and well-lit living room sits at the front of the home and contains updated carpet, a wood heater and split system. The home contains three bedrooms, two with built-in robes, master with split system, and the bathroom has a bath, shower and vanity. The toilet is separate. A raised deck is perfect for outside dining, and looks over the large backyard. The enclosed, L-shaped yard contains a variety of shedding including a four bay shed plus carport, a single garage and wood storage. Side access to the yard is available from Cox Street, a useful inclusion for tradesmen, or those with a boat or caravan. A separate, air conditioned bungalow is also situated in the backyard, suitable for use as an additional bedroom or home office. This property has plenty to offer and with an affordable price tag, is well worth considering if you're chasing all that a smaller community has to offer.