

# 1 Stephenson Street, Lethbridge, Vic 3332



## Acreage For Sale

Wednesday, 19 June 2024

1 Stephenson Street, Lethbridge, Vic 3332

Bedrooms: 5

Bathrooms: 3

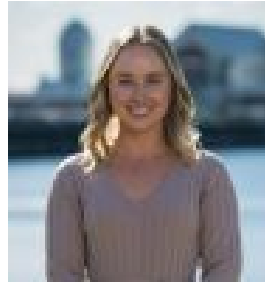
Parkings: 6

Area: 2032 m2

Type: Acreage



Nathan Brown



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**\$770,000 - \$830,000**

This is your opportunity to secure not only a delightful home, but also a piece of Lethbridge history. Situated on an expansive 2032sqm (approx.) prime parcel of land sits this striking refreshed miners' cottage. Don't let the charming and quaint facade fool you, as this home is deceptively large and will surprise you with the amount of space. The home has been thoughtfully restored and refreshed throughout. From the highly functional country styled kitchen through to the completely renovated family bathroom and ensuite, this abode is sure to impress. The kitchen features a 5-burner gas stovetop and 900mm electric oven, WIP, dishwasher, a plethora of storage plus views through glass French doors out to your rear yard. The three family bedrooms all differ in size and wardrobe/storage features. The master has its own external access through glass French doors and features a walk-through robe with brand new cabinetry and leads you to the tastefully renovated ensuite. The family bathroom is a showstopper! With oodles of space, the design of an oversized shower, a feature vanity and a deep-set bath, all fit seamlessly into this room. The consistency and connection from the ensuite through to the family bathroom has been well thought-out. Staying on the Eastern side of the home, there is a separate powder room, a beautiful, elongated laundry and a linen press. The meals area adjoins the kitchen and sits beautifully in front of the original fireplace. Two separate living/lounge areas allow for flexible living arrangements. A sizeable undercover alfresco area off the kitchen finishes the main dwelling off beautifully. The winter chill has certainly arrived in full force, yet you wouldn't know due to the abundance of heating options internally. Whether it's the modern wall-mounted Wi-Fi-enabled heaters, split-systems, or the original fireplace, you'll be snug as a rug. Did we say granny flat? Yes, we did! For the growing family with adult children or the elderly parents who may wish to have their own space, this studio dwelling is complete with a kitchenette, bathroom facilities, a home office/study and an enormous bed/lounge room. With split-system air conditioning and a cozy potbelly fireplace, you will stay comfortable all year round. The adjoining garage can easily occupy two vehicles. This property is energy efficient with 20 solar panels keeping your bills to a minimum. Enjoy front and side access to your over half-acre block, right in the heart of Lethbridge's township. A one-minute walk to Lethbridge Primary School, tennis courts, cricket and football club, a brand-new children's community playground and the 7-day General Store. Walking tracks, the Lake Reserve and three local wineries are all within minutes of your front door. It's not hard to see why the Lethbridge community continues to grow and become a highly sought-after destination for families, young or old. Bannockburn is just 8 minutes down the road and Geelong CBD 25 minutes. Call Nathan today to arrange your inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.