

# 10 Joes Road, Argyle, VIC, 3523

## House For Sale

Friday, 16 August 2024

10 Joes Road, Argyle, VIC, 3523

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Sprawling Family Retreat with Entertainment Oasis**

Set on just under 2 acres of picturesque land, this expansive family abode offers a serene escape where boundless opportunities await. Embrace the tranquility and beauty of your surroundings while enjoying ample space for every member of the family to thrive.

This residence features three spacious bedrooms and two well-appointed bathrooms, along with a convenient double-car carport. Adding to its versatility, the home includes a multipurpose room that can serve as an additional living area or an extra bedroom, adapting effortlessly to your family's needs.

The property shines as an entertainment haven with an inviting undercover patio area, perfect for hosting delightful gatherings and soaking in the natural beauty of the outdoors, with french doors leading into the bar area also accessible from the games room. Whether you're entertaining guests or relaxing with loved ones, this space is designed to enhance your outdoor living experience & bring the outdoors & indoors together.

Year-round comfort is assured with brand-new reverse cycle air conditioning, while a cozy woodfire in the living area adds warmth and character, creating a welcoming atmosphere for evenings spent indoors.

Exceptional features abound, including a large powered shed with a wood fire, reverse cycle air conditioning, and internet access, making it an ideal retreat for hobbies or entertainment. Adjacent to this is a work shed with concrete flooring and external access, offering additional practicality and space. The property also boasts a charming seasonal creek and a chook pen, further enhancing its appeal and versatility.

The property's corner block position-accessible from two roads-adds an extra layer of convenience and accessibility. With a school bus stop right at the property's front, making commuting effortless, while potential for subdivision (STCA) adds investment value to this growing locale.

In addition to town water this property also boasts Eco-friendly features that include a 2,270-liter water tank connected to the games room and kitchen, and an additional 12,500-liter tank situated in the expansive organic vegetable garden. These tanks ensure an ample water supply for both household needs and gardening endeavors.

Located just a 45-minute drive from Bendigo's CBD, this property offers the perfect balance of rural serenity and city convenience. Experience the ultimate blend of countryside charm and modern comfort in this sprawling family retreat. Whether you're basking in the natural surroundings, engaging in hobbies, or enjoying quality family time, this home promises an enriching and fulfilling lifestyle.