

# 14 Porcellatos Lane, Bright, Vic 3741

## House For Sale

Thursday, 11 July 2024



14 Porcellatos Lane, Bright, Vic 3741

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 849 m2**

**Type: House**



The Sales Team

**\$1,150,000**

Set on a nice sized 849m<sup>2</sup> parcel of land, this beautifully presented 3-bedroom 2-bathroom home is located in a lovely quiet part of town and is sure to please even the most fastidious of owners. Steel frame and brick veneer construction, the home is fully insulated with double glazed windows and a 6-star energy rating. The bedrooms are generous in size, with the master enjoying an ensuite and walk-in robe and the remaining bedrooms - all with built in robes - have soundproof insulation for a peaceful night's rest. The well-equipped kitchen features electric cooking, a large walk-in corner pantry, generous sized fridge space, lots of cupboards and plenty of bench space which incorporates a breakfast bar. The meals area sits adjacent the kitchen area and features a slow combustion wood heater, reverse cycle split system air conditioning and easy access to the undercover outdoor patio area. The generous family room with reverse cycle split system air conditioner, offers a spacious entertaining area for the whole family to gather and you will find quality floor coverings throughout the home, with floor tiles to all the wet areas, privacy and block out blinds to all bedrooms and living areas, a double lock-up garage and the entire home is approx. 240m<sup>2</sup> under roof. Outside you will find lovely grounds, established fruit trees, 15000ltrs of water storage complete with its own pump and plumbed to two external taps to maintain your garden in the warmer months. There is also a lock up garden shed for all your gardening equipment, an additional wood storage shed and your daily running costs are kept to a minimum with a 4KW solar system and solar hot water. A wonderful offering in a nice neighbourhood, that is located an easy stroll along the rail trail into town and is sure to make for a fabulous home base for years to come.