

4-6 Lawrence Street, Myrtleford, VIC, 3737



House For Sale

Saturday, 14 September 2024

4-6 Lawrence Street, Myrtleford, VIC, 3737

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Sandra Dondio

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SPACIOUS 3-BEDROOM HOME ON LARGE DOUBLE BLOCK WITH IMPRESSIVE SHEDS

Set on a generous 1,400 sqm double block (one title but may be sub-divided (STCA)).

This well-maintained 3-bedroom, 1-bathroom aluminum clad/weatherboard home offers an exceptional opportunity for discerning buyers. While retaining a touch of its classic charm, the property has undergone significant enhancements, ensuring modern comfort and convenience including 3 split systems, a wood heater, and a concrete driveway. Recent upgrades include new plumbing, new electrical wiring with an upgraded switchboard, a new front fence, and a fully insulated roof. Security is paramount, with a comprehensive system featuring cameras, sensor lights, and new security doors throughout. The property is also energy efficient with 18-20 solar panels (5kW).

The property also boasts two expansive sheds:

Shed 1 - A formidable 7m x 9m structure with a 3.3m automatic roller door, featuring a fully equipped kitchenette with hot and cold water with own switchboard for those who desire flexibility in their workspace

Shed 2 - Similarly sized at 7m X 9m with own switchboard and a stabilized driveway engineered to accommodate heavy-duty vehicles.

This home is fitted with an instant hot water system, with an alternative supply from a combustion stove. Water sustainability is assured with a permanent supply from a well and an impressive 22,000-litre rainwater tank. Further enhancements include a recently re-roofed and fully insulated structure (6-7 years ago), restumped foundations, and the addition of modern external awnings and robust security doors. Perfectly positioned in a sought-after location close to schools, medical facilities, and the town centre, this residence offers a rare combination of space, functionality, and refined upgrades. Contact Agent for an inspection today.