

41 Bruce Street, Colac, VIC, 3250



Sold House

Wednesday, 18 September 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jake Theodore
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Leanne Witcombe

Room to play...

This charming four-bedroom brick veneer home, nestled on a generous 1458sqm allotment, presents a rare opportunity for buyers seeking space and potential for further expansion. What sets this property apart is the additional 3284sqm block adjacent to it, offering the tantalizing possibility of subdivision (STCA) or a lovely lifestyle property with unobstructed views over the lake.

While the house may benefit from some tender loving care, it holds tremendous promise to become a delightful family home or a lucrative investment property. Its desirable north-facing orientation ensures an abundance of natural light filters through the dining and living room windows, creating a warm and inviting atmosphere.

The kitchen boasts ample bench space, perfect for meal preparation, and comes equipped with an electric oven for culinary enthusiasts. The living area is thoughtfully appointed with a split system for cooling during the warmer months and a wood heater to keep it cosy during winters.

Three of the bedrooms are equipped with built-in robes, providing practical storage solutions, while all bedrooms flaunt relatively new carpets, adding a fresh touch to the interior. The main bedroom boasts the added convenience of an ensuite, while the family bathroom delights with a relaxing bath and an accompanying shower.

The property caters to outdoor enthusiasts with a large undercover carport area, ensuring plenty of space for parking vehicles or entertaining guests. The expansive back and side yard offers endless potential for recreational activities, gardening, or even the potential for future development. Not to mention the allotment adjacent at 39 Bruce Street for those football and cricket matches.

A highlight of the property is the substantial 6x6m shed with concrete flooring and power, providing the perfect space for a workshop or additional storage.

Positioned at the tranquil end of the street, with additional access from William street, the home boasts views overlooking Lake Colac, offering a sense of peace and relaxation for its occupants, together with easy access to nearby walking tracks, the Botanic Gardens and other recreational areas.

Overall, this property presents a unique opportunity to own a four-bedroom family home on a sizeable allotment, coupled with the potential for subdivision. With its desirable features, ample space, and peaceful location, this property is sure to capture the interest of discerning buyers seeking a blend of investment and lifestyle. Don't miss out on the chance to explore the possibilities this property has to offer!

*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.