

# 59 Halls Flat Road, Alexandra, Vic 3714



## House For Sale

Saturday, 29 June 2024

59 Halls Flat Road, Alexandra, Vic 3714

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 7874 m2**

**Type: House**



John Tossol

**\$1,130,000**

For 44 years, love & craftsmanship have shaped this picturesque residence into a home of enduring charm & robust functionality. Nestled on a sprawling 7874m<sup>2</sup> (just under 2 acres) parcel of land boasting an inviting layout ensuring family flexibility & harmonious living, moments from local amenity. Dressed in quality throughout, exposed timber ceiling beams & wide proportions blend comfort with practicality across two generous separate living & family domains, anchored by an expansive kitchen with premium appliances, dual ovens, & electric cooking. Full height windows ensure glorious day long light streams in across the cosy dining area, with a tranquil outlook across the lush garden surrounds - meticulously manicured & perfectly primed for endless relaxation or recreation pursuits amongst the serenity of towering mature trees. Upstairs, four large bedrooms await, the master with its own private ensuite, & a spacious family bathroom. Add to this, a separate laundry, third downstairs bathroom, split system heating & cooling, combustion wood heater, sealed driveway plus a private office offering appealing work from home flexibility. The extensive 22m x 7m colourbond shed is a dream for those who cherish space & security. Powered, concrete flooring, perfect for projects or tradesperson. A standby petrol generator ensures uninterrupted power for peace & convenience to the dwelling. Solar enthusiasts will appreciate the 2.5-kilowatt solar system & 10 panels, subtly blending eco-conscious living with modern needs. Immediately comfortable as is, buyers with creative vision & renovation smarts will quickly recognize this enchanting opportunity on the town's fringe. Superbly located a short stroll from schools & the main shopping precinct. This is a rare lifestyle opportunity.