

**61 Lauriston Drive, Coldstream, VIC, 3770**



**House For Sale**

Monday, 28 October 2024

61 Lauriston Drive, Coldstream, VIC, 3770

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Urban Convenience in a Country Setting with Ample Secure Parking & Entertaining Flair

Nestled on an 858m<sup>2</sup> (approx.) allotment in a peaceful Coldstream pocket, this superb family home combines urban convenience with the serenity of a country setting. Moments from Coldstream Primary and local shops, it offers a modern lifestyle with standout entertaining spaces and ample secure parking for cars, caravans, or boats. With a stunning outdoor kitchen, all-season deck, and sweeping views of lush pastures, this home is a haven for hosting, relaxation, and family life. Add to this the bonus of a large shed with workshop space and easy access to the area's many amenities, and you have a property that balances functionality and lifestyle in perfect harmony.

### At a Glance:

- **L-shaped lounge/dining:** A refined space at the entrance for quiet moments or shared meals with loved ones.
- **Kitchen heart:** With a sleek modern kitchen at its heart, complete with a freestanding 900mm gas cooker, dishwasher, and a social breakfast bar, it's the hub for family gatherings.
- **Elite outdoor entertaining:** Sliding doors reveal an all-season deck boasting an ethanol flame fireplace, outdoor heaters, fans, a plumbed BBQ, and a sink—perfect for grand celebrations or balmy summer nights.
- **Master retreat:** The master bedroom is a sanctuary with a walk-in robe and ensuite featuring a luxurious double rain shower and stone vanity.
- **Two robed bedrooms:** Located at the rear, the bedrooms are serviced by a stylish family bathroom.
- **Backyard bliss:** Take in calming pasture views, sunrises, and moonlit nights from the deck, with a stretch of lawn for kids, veggie patches, and a dedicated chook run for fresh eggs.
- **Ample parking:** A gated carport, drive-through access to a large shed with workshop/man cave (including a Coonara), plus room for caravan or boat storage at the side.
- **Comfort assured:** Ducted heating and split system air-conditioning throughout.
- **Location:** With the #684 bus stop at your doorstep and Coldstream's fantastic amenities an easy walk away, this home is a rare find that offers the ultimate in family living, outdoor entertaining, and peaceful surroundings.

**Disclaimer:** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.