

8 Gordon Ct, Strathfieldsaye, VIC, 3551



House For Sale

Sunday, 18 August 2024

8 Gordon Ct, Strathfieldsaye, VIC, 3551

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



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Enviably Home Offering the Best of Both Worlds

There's a real sense of community and belonging in Strathfieldsay. It's a place that's big enough for your family to grow; but small enough for you to belong. Living here you'll enjoy a sense of being insulated from suburban living, but have all the perks of what is in fact a suburban property. You'll enjoy the best of both worlds!

The property measures 915sqm and is nestled in a quiet neighbourhood which is tucked in behind Braidie's Tavern, with great access to central Bendigo via Bakers Lane and Guys Hill Road. There are beautiful rural outlooks to the rear of the block, and immediate access to a footpath, which leads to public park and recreation space along Emu Creek. This provides even more grassy space for the kids, or visiting grandchildren, to have supervised play and picnics, under the shade of the majestic centuries old Gums that line the meandering Creek.

The home is a superb example of excellent design and broad market appeal. It is sure to excite families, investors and first home buyers. Our PM team expect there would be a high level of interest from prospective renters in the current market. The appraised rental value is available to you on request. The property also represents the answer for those who are leaving acreage to be closer to city services, but who desire a sense of space, a rural setting, a great shed / workshop, and a low maintenance lifestyle.

Your first impressions of quality and space, will be lasting, as you discover the details of all the benefits and features of the home. Beyond the generous portico, a formal entry invites you in and impresses immediately; with 2700mm high ceilings, decorative cornice and skirting boards, neutral décor, practical vinyl flooring, and the clever placement of glazing to maximise natural light.

The main bedroom is favoured with a walk in robe, ensuite, and split system air conditioner. There are built in robes and ceiling fans to two further bedrooms; which are positioned either side of the main bathroom. The generous formal lounge has sliding door access to a covered outdoor entertaining area. A spacious open plan living and dining zone has sliding doors to a second covered entertaining area. Given both outdoor spaces are under the main roof line, there is scope to cost effectively enclose one or the other, should you ever wish to create even more indoor living, or add a second home office.

The kitchen cabinetry is excellent, with a large, deep pantry, central island with breakfast bar, and plenty of draws and cupboards. Stainless steel appliances include a dishwasher, electric oven and gas stove, double bowl sink and undermount rangehood. The quality of the cabinetry in the kitchen carries through to the vanities in both bathrooms. As well as to the laundry which features a generous linen cupboard; and built in hampers, draws and cupboards beneath the trough and benchtop.

There is ducted evaporative cooling and ducted gas heating throughout. A double garage with direct internal access is in addition to the 10.5 x 4.0m shed. The shed is insulated and has a concrete floor, power, built in shelving and access to a water tap on the outside wall. There is also an attached 4m x 3m lean-to for additional undercover storage. There is plenty of secure parking undercover and off street for cars, trailers, boats, and caravans. There is also scope to install a pool; or to seek to subdivide the property (STCA). Remove the existing shed to create a building block of approximately 400sqm, which would be accessible via a common driveway.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>