

8 Howarth St, Elliminyt, VIC, 3250



Sold House

Wednesday, 18 September 2024

8 Howarth St, Elliminyt, VIC, 3250

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Leanne Witcombe

Serenity on the hill top...

Location, size and established gardens... 3 aspects that are always important dot points on the "What it needs" list. Well, look no further, because this impressive four-bedroom, three-bathroom home with three living spaces, all benefiting from the site's north facing orientation along with the generous size allotment of approx. 1999sqm will tick more than a few boxes.

This is truly an entertainers dream kitchen, with ample bench space, timber cabinetry, large gas Fisher & Paykel hotplates, electric oven and three adjoining living areas, two with sliding door access to the front verandah to extend that entertaining space. With new vinyl floor tiles, this flooring will be low maintenance and is throughout the living/dining/kitchen area.

A large gas fireplace centers the living room, and a vast bank of windows provides expansive views over Elliminyt to the Colac Lake and overlooks the stunning garden out the front. The numerous living areas offer the ideal setting for relaxing and entertaining on those cold wintery nights, but with two split systems in the dining and living area you will also be set on those warm summer days.

Comprising of four well sized carpeted bedrooms, all with built in robes and the main with a walk-in robe and ensuite, these areas will easily become your own space to chill. With three bathrooms, two with free standing showers and toilets, and the main with a shower over bath configuration, this will suit the large family morning rush hours to a tee. With an abundance of storage cupboards throughout the home, you will have no trouble keeping everything in order.

With the lovely established garden at the front, including an abundance of different coloured rose bushes and a lovely large gum tree for the koalas, this just adds to the amazing views out the front windows. But it doesn't stop there, the backyard also includes an array of rose bushes, apple trees including Granny Smith and Jonathan, a bosc pear tree, a lemon, lime, Davidson plum and mandarin tree and a new boundary back fence. You can also sit outside under the pergola area surrounded by this well-established garden for your afternoon refreshments. The double garage has internal access from a set of stairs, along with workshop space.

Situated in a lovely area of Elliminyt not far from the Colac Golf course, Apex Kindergarten, Schools, South Colac Recreation reserve, Elliminyt Tennis club and the shipwreck playground. All important areas for the family or retiree looking for a new start.

*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.