

9 Howarth Street, Elliminyt, Vic 3250



House For Sale

Wednesday, 10 July 2024

9 Howarth Street, Elliminyt, Vic 3250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1149 m2

Type: House



Leanne Witcombe
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\$750,000 - \$780,000

This splendid two-story home, located in the highly sought-after area of Elliminyt, is set on a generous 1,149 sqm block perched on a hill, offering breathtaking views over Colac from the balcony. The property boasts four spacious bedrooms, two well-appointed bathrooms and two living areas, all within a charming brick exterior. Upon entering the top floor, you are greeted by an expansive open-plan living area characterised by stunning cathedral ceilings and striking timber feature walls. The kitchen is equipped with new electric cooking appliances, laminate benchtops, timber cabinetry, and durable slate floor tiles. The adjacent dining area flows seamlessly into the cosy living space, which features quality carpet, a split system for optimal climate control, and a comforting wood fire. The living area is bathed in natural light, thanks to the abundance of windows, and offers direct access to the balcony through sliding doors, providing a perfect spot to enjoy the panoramic views, sunsets and sunrises. The top floor also houses two of the four bedrooms. The master bedroom is a private retreat, complete with an ensuite and a walk-in robe, while the second bedroom features a built-in robe. The main bathroom on this level is elegantly designed, featuring a shower, a luxurious corner spa bath, and a toilet. Descending to the lower floor, you will find a versatile family room with its own split system, providing additional living space for relaxation or entertainment. This level includes two more bedrooms, both with built-in robes, a practical laundry room, and a separate toilet. The family room grants access to a covered alfresco area, perfect for outdoor dining and gatherings. The outdoor space is just as impressive, with a fully fenced backyard ensuring privacy and security. It includes a 4x4 garden shed, ideal for storage, and a chook shed for those interested in keeping poultry. Additionally, a substantial 10.2x7.5m garage shed with power and a concrete floor is situated at the entry of the home, offering ample space for a workshop or additional storage. Conveniently located close to the local golf course, tennis courts, Apex kindergarten, primary and secondary schools, and various sporting venues, this home is perfectly positioned for family living. This exceptional property in Elliminyt provides an ideal blend of space, comfort, and convenience, making it a must-see for discerning buyers. Land Size: 1,149sqm Year property was built: 1980's Construction type: Brick Rates per year: \$2,192.81 What the vendor loves most about the property: I love the space, the sunsets and sunrises easily seen from the deck and the sound of the birds. *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.