

SOLD

2571 Whittlesea-Yea Road, Flowerdale





Integrity



## Affordable Country Home - 1.35 Acres - Water Frontage

Welcome to this idyllic rural property in Flowerdale! Introducing a charming residence surrounded by nature's beauty. Let's explore what it has to offer. Situated on a generous land size of 5469m<sup>2</sup> (1.35 acres), the property is very private with only 1 neighbour, and is fully fenced and boasts established trees and gardens, creating a tranquil and private oasis.

The established brick veneer home, offers comfortable living and a great starting point for those looking to get into the market or invest. Consisting of, 3 bedrooms and 1 bathroom, the living and loungeroom caters to couples and small families. The kitchen is central to the home and features electric cooktop, wall oven, and double pantry, making meal preparation a breeze. There is also a formal lounge and dining area, as well as a kitchen and meals area for relaxed family gatherings and more formal occasions. The full-size laundry with toilet adds to the convenience of daily living.

 3  1  3  5,469 m<sup>2</sup>

<b>Price</b>	SOLD for \$588,500
<b>Property Type</b>	Residential
<b>Property ID</b>	306
<b>Land Area</b>	5,469 m <sup>2</sup>

### Agent Details

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### Office Details

Integrity Real Estate - Yarra Glen

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For year-round comfort, it features both a wood heater, a reverse cycle split system for heating and cooling and a dual solar panel hot water system. All bedrooms feature built-in robes and hallway with two storage/linen cupboards, providing ample storage space. The main bathroom is complete with a shower, bath, and vanity, ensuring functionality but enough space to update over time.

Step outside to the undercover entertainment patio, approx. 5x5m in size, featuring flywire for your enjoyment without the intrusion of insects. Storage needs and car accommodation are well taken care of with double carport plus a garage approx. 5m x 8m in size, equipped with a concrete base and power. Additionally, a wood shed and a greenhouse, approx. 2.5x3m, offers additional storage and gardening opportunities for sustainable living pursuits. This is coupled with abundant water storage including approx.. 50,000L of tank storage with new pump and furthermore, you'll have the ability to pump 2mgL (2 million litres) from the King Parrot Creek, with water line and power ready to go. To top it all off, the property also provides dual access to the reserve at the rear.

Don't miss the opportunity to own this captivating rural property in Flowerdale. With its comfortable home, generous land size, abundant water storage, and serene surroundings, this property offers the perfect blend of country living and modern convenience. Contact us today to arrange a viewing and discover the endless possibilities that await you in this rural haven.

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