







SPACIOUS LIVING INSIDE AND OUT

Utility, durability and beauty are the three most important considerations when buying any home. I am pleased to present you with 1 Barton Avenue; this beautiful home, making use of approx. 1500 sqm on a corner block, receives full marks on all three.

Utility:
+ 3 bedrooms (with walk-through robe to master)
+ Main bathroom, powder room and en suite bathroom
+ Dual access to 2 bedrooms and 3 expansive living spaces

The living spaces are this home's best asset. There is an open plan loungeroom which flows from the freshly renovated kitchen, a formal lounge, and the "music room", a well-apportioned multi-use space with its own external access. This versatility allows the home to be self-contained for work, family or guests.

3 2 1

Price	SOLD for $675,000
Property Type	Residential
Property ID	548

Agent Details

Rob Verhagen - 0448 820 022

Office Details

Integrity Real Estate - Yarra Glen

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Integrity

The home is air conditioned with 5 reverse cycle split systems and 2 wood heaters (with ducted heat transfer system). There is also 2 gas hot water services, free to air TV and Foxtel, and high speed NBN FTTP being rolled out in 2025. Additionally, the property provides 5.6 kw solar system.

Durability:
+ Fully insulated under-floor
+ Newly renovated kitchen
+ Covered veranda, regularly stained and painted

Beauty:

Enjoy views of Mount Margaret from your covered veranda, or the serenity of the fish pond. This gorgeous block close to town has generous road reserve giving you the impression of a deep setback, while providing little to no maintenance. In addition, you are walking distance from the beautiful township of Marysville and all the fine dining it has to offer, not to mention the cycling, snow and day-trip potential of Lake Mountain, the Cathedral Ranges, and the abounding beauty of the national park and state forest reserves.

Do not hesitate. A masterclass in utility, durability and beauty awaits. Text 1BARTON to 0448 820 022 today.

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