



BEECHWORTH

3 2 2

Pocketed about a kilometre away from the town centre on approx 2/3 of an acre is this "Touch of Magic" property that gives town convenience but has a rural feel about it.

View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/beechnorth/residential/house/5835396>

Set among natural gardens sits a magnificent home of 20 plus squares built about 20 years ago by the current owner. From the entrance hall, you are welcomed into a rather spacious lounge with an open fire place, quality soft furnishings that compliment the ambience of the home. A formal dining room adjoins and leads to the Blackwood kitchen with electric appliances including a Fisher & Paykel dishwasher, large pantry , breakfast bar and overlooks a very pleasant outdoor living area and gardens. The family room is part of the kitchen area and it to has plenty of space. Heating is via a big freestanding "Coonara" that would heat the home in winter. Each of the three bedrooms is large by todays standards and have robes while the master BR offers an ensuite & W.I.R. A full bathroom & laundry complete the formal living areas of the property.

The enormous outdoor living area is paved , covered and surrounded by lots of shrubs & plants and includes a (fenced)Spa bath and a wood heater cooker. A huge workshop with power and untapped water along with a garden shed , wood shed & caravan port complete the main infrastructure of the property. A well provides water for the garden watering systems. Enjoy the benefits of privacy on a large block but have the convenience of being close to the Educational,Commercial & Social facilities of the town