

**145 Princes Highway, Port Fairy, VIC, 3284**

**Gleeson.**

**House For Sale**

Tuesday, 26 November 2024

145 Princes Highway, Port Fairy, VIC, 3284

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Stylishly Renovated Home

Gleeson Real Estate are thrilled to offer this beautifully presented, renovated and rejuvenated 3-bedroom 1-bathroom home for sale. With the perfect blend of modern and functional living, on a generous sized lot, you won't be disappointed.

Utterly unassuming from the facade, this property is ideal for small families, entry level buyers, down sizers and investors.

On entry you will be greeted by the expansive and light-filled living area, which has been completely renovated with considered finishes, including ceiling cornices, new carpet and blinds. The living area flows to the bright open plan kitchen and living has been designed meticulously to suit the layout; with new cabinetry, island bench, timeless aquamarine subway tile, stainless steel sink, dishwasher, gas top burner and electric oven. The adjoining dining area is connected to the expansive outdoor decking area, with has rural views all the way to the Belfast loch and coastal dunes. This space is perfect for entertaining friends and family, providing a retreat for relaxing evenings.

Beyond the living area, the three bedrooms are just as considered. Separated from the living area by the hallway, the three bedrooms and family bathroom are close and comforting. The larger bedroom includes built-in-robos and each bedroom has large window and curtains.

The fresh and highly-functional family bathroom includes floor to ceiling honeycomb tiling, standalone shower with niche, bathtub and long floating vanity with drawers. The nearby laundry is simplistic and elegant, with stainless steel sink, timber bench and cabinetry (including tall cupboard and pull-out laundry hamper).

Outside, you will be surprised by the space. The low maintenance yard is grassed and landscaped with a garden shed, enough space to play and enjoy, build your dream garden or keep manicured and low-key.

Located only 450m to the Rail Trail entry (offering a direct walk/bike link to the town centre) and 2km to Sackville Street shops, enjoy having everything you need just minutes away, while still being able to retreat to the peace and tranquillity of your own home. Port Fairy offers schools, parks, incredible beaches, recreational reserves and sporting clubs and public transport.

Don't miss out on the opportunity to make this home yours. Contact us today to arrange a private inspection and start enjoying the lifestyle you deserve.

Please note: Some images in this listing have been virtually staged with furniture to better showcase the true potential of rooms and spaces in the home.