

**16 Crofton St, Benalla, VIC, 3672**



**House For Sale**

Friday, 15 November 2024

**16 Crofton St, Benalla, VIC, 3672**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Peter Symes



Shayne McKean

## **Timeless Elegance Meets Modern Convenience on a Spacious 827m<sup>2</sup> Block!**

This beautifully updated home effortlessly combines modern convenience with timeless charm, situated on a generous 827m<sup>2</sup> block with two separate titles, offering potential for subdivision (STCA) or a boundary re-alignment.

Inside, you'll find three spacious bedrooms, all with built-in robes and ceiling fans, plus a versatile room that could serve as a fourth bedroom or study. The modern ensuite is designed with a stylish barn door for dual access, while the second bathroom includes upgrades throughout and integrated laundry facilities for added convenience.

At the heart of the home is the light-filled, updated kitchen featuring an integrated coffee station, separate food pantry, and abundance of storage. This space flows seamlessly into the immaculately landscaped yard, which boasts established gardens, a cozy fire pit, and a peaceful, private studio-perfect for relaxation or creative pursuits.

Additional features include gas heating, two split-system air conditioning units, fully insulated home ensuring a comfortable temperature year round and of course reduces your footprint and running costs. A secure lock-up garage with workshop space completes this move in ready property.

Located within walking distance to Benalla Grocer and Churchill Reserve, and just a short drive to Benalla's CBD, schools, and amenities, this home offers a lifestyle of both comfort and convenience. Don't miss your chance to view this charming property-schedule your inspection today