

**31 King St, Beaufort, VIC, 3373**

**House For Sale**

Friday, 15 November 2024

31 King St, Beaufort, VIC, 3373

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Be King Of The Hill On King Street

Presenting a beautifully designed home built in 2021, perfectly combining modern features with eco country charm. This residence sits 1,229m<sup>2</sup> (approx.) of land and offers three well-appointed bedrooms, including a master suite complete with a beautiful view over layered native garden and paddocks, has a walk-in robe and private ensuite. The additional bedrooms feature built-in robes and share the main bathroom, which is both sophisticated and functional, featuring stylish dark tiles that create a bold, contemporary aesthetic. A separate toilet with its own wash area ensures privacy and practicality for busy households.

Down the passage, the heart of the home is a generous open-plan living space which showcases the sweeping countryside views to the west and north, with a stone island bench, a walk-in pantry and food prep area. Imagine enjoying a glass of wine or a beer as you dine in or sit out on comfy chairs and watch the fabulous sunsets that glow from the west most afternoons and are particularly stunning during spring, summer and autumn. Sliding doors on 3 sides of this space provide easy flow, by extending the indoors to the outdoors, leading to thoughtfully crafted entertainment areas at both the front, side and back of the home, with ample room for hosting your friends or simply unwinding. A Split System offers efficient heating and cooling, and is aided by Double Glazed windows all round, which keep this home as comfortable as it is captivating.

Outdoors, the thoughtfully landscaped and textured gardens, abundant with Australian native plants create a natural beauty, and bring significant birdlife to the property. The elevated Fire Pit area overlooking the surrounding rural views and backing onto a nature reserve provide a feeling of being at one with the bush. There is a sturdy rear shed with concrete flooring and road access at the rear adds functionality for those needing other vehicle parking.

Beaufort is a charming highway township, and has all your basic amenities, such as 3 levels of Educations, IGA Supermarket, Medical Centre, Chemist and Post Office meaning shopping locally is easy. There are many community groups and a developing café, and live music culture meaning social opportunities are abundant. With a growing younger population there are now plenty of sporting/recreational opportunities for the whole family. Golf, Bowls, Footy and Basketball are just a few of the very popular activities in town.

Beaufort is located on the fringe of The Pyrenees Wine region, which is renowned for its wineries, particularly its Shiraz. Located only 35 minutes to Ballarat for shopping and Colleges, and 2 hours to Melbourne City by road, it also boasts 5 trains a day to Ballarat and on to Melbourne and the connected NBN, provides an opportunity for flexible employment arrangements.

This is an exceptional opportunity to enjoy living in a picturesque, calm and considered environmental setting with all the mod-cons you need for comfort, right at hand.

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