

**47B Church Street, Maldon, Vic 3463**



**Sold House**

Tuesday, 7 January 2025

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 878 m2**

**Type: House**



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**\$825,000**

With street appeal in abundance, a beautifully landscaped front garden filled with fragrant roses and greenery sets the scene for the equally beautiful lifestyle you'll find beyond the front door. On a manageable 878sqm in popular Church Street and built in 2019, the brick veneer and Colourbond family home opens to an interior that is light, bright and perfect for the indoor/outdoor lifestyle we enjoy today. Multiple living spaces include a formal lounge, media room or home office and a generously proportioned family zone with dual aspect and large glass sliders opening to a delightful, covered alfresco deck that flows out onto the rear garden with its manicured lawns, treed fence lines and graveled section; the perfect spot for relaxing in the sunshine. The kitchen has gleaming custom designed all-white cabinetry and stone benchtops, 6 burner gas and electric cooker with a feature window inset into the subway tile splash back. A spacious walk-in pantry will store all your food and other items. The large island bench boasts cabinetry and double sink plus a roomy breakfast bar, ideal for a light meal or sitting and chatting with family and friends. Sited at the front of the home, the premier suite boasts a roomy walk-in robe and chic ensuite with expansive vanity with plenty of storage, twin basins, large shower and toilet. Beyond the formal lounge, three further bedrooms all with built in robes share a conveniently located, modern family bathroom and separate toilet/powder room. A well-proportioned laundry with cabinetry has external access. Under the roofline, a double garage with remote roller door leads directly into the home while a length-of-property side driveway arrives at a Colourbond shed with remote roller door, concrete floor and power making this an excellent boat garage, workshop or hobby studio. Additional highlights include ducted reverse-cycle air-conditioning throughout, full boundary fencing, town water and sewage plus gas cylinders for cooking. Avid golfers will enjoy the short stroll to Maldon's Golf Course and hikers will appreciate proximity to the Rock of Ages and Mount Tarrangower while Maldon's specialty stores, cafes, primary school and sporting facilities are all within walking distance. Buyers seeking stylish, relaxed urban-style living will readily appreciate the many attributes of this delightful property with nothing more to spend. Living your best life starts with the turn of your front door key.