

**70 Sutton St, Warragul, VIC, 3820**

**House For Sale**

Saturday, 30 November 2024

70 Sutton St, Warragul, VIC, 3820

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **Delightful 1950s Renovated Gem Close to Town.**

Nestled behind a classic white picket fence and a stunning row of Little Gem magnolias is this beautifully renovated, 1950s weather board home, 'Orchard House'.

This gorgeous property offers a perfect blend of traditional and modern living all set within a perfectly manicured, English-style, cottage garden which upon entering, you are greeted by a sunny, welcoming verandah, perfect for enjoying your morning coffee or unwinding in the evening.

Inside, the family living room features a cosy gas log fire, framed by a brick façade fireplace and timber mantle, for those chilly evenings and two split system air conditioners, in the home, offer extra comfort during the warmer months.

The three spacious bedrooms, all bathed in natural light, and boasting garden views, have built-in robes and ceiling fans and are serviced by the bright and up-to-date family bathroom.

The heart of the home kitchen has been tastefully modernized in a Hampton style with a walk-in pantry/laundry and a separate coffee bar in the sun-drenched dining area overlooking the garden.

Oozing with character and an abundance of natural light throughout, this home features original hardwood floors, 2.8m high ceilings and picture rails creating a warm and welcoming ambience.

For extra comfort and peace of mind the home boasts double glazing, all new roof insulation and new electrical wiring throughout.

Step outside and enjoy the private rear deck and paved entertaining space, bordered by pretty hydrangeas – a tranquil retreat for entertaining or relaxing in peace. For added convenience and practicality there is an outdoor toilet for those alfresco dining or gardening days.

An electric gate provides secure entry to the single carport, complete with a storage room.

In a desirable, inner town location and right on the doorstep of the Warragul Country Club, this very appealing home combines character and contemporary living in a serene, picturesque setting.

Don't miss the chance to make this enchanting property your own!

Disclaimer: All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.