

8 Station Street, Somerville, Vic 3912



House For Sale

Wednesday, 8 January 2025

8 Station Street, Somerville, Vic 3912

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 517 m2

Type: House



Julie Anderson

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\$645,000-\$705,000

Highlighted Elements: Positioned perfectly on the block to provide privacy, this lovely, light-filled, 3 bedroom home is a great property for starters, families or downsizers, and would make a fantastic investment in a very convenient location. **Key Elements:** Land size: 517m² **Attributes:** Low maintenance, 3 bedroom, 2 living areas, 2 bathroom, covered alfresco, enclosed and substantial rear yard for children, pets and entertaining, convenient location. **School zone:** Primary: Somerville Primary (0.74km) Secondary: Somerville Secondary (0.97km) **Year built:** 1980 **Construction:** Brick veneer **Heating:** Gas wall heating **Cooling:** Reverse cycle air conditioning **Rates:** \$1,532.90 per annum approx. **Aspect:** North-East **Detailed Elements:** Positioned perfectly on the block to provide privacy, this lovely, light-filled, 3 bedroom home is a great property for starters, families or downsizers, and would make a fantastic investment in a very convenient location. Low maintenance living awaits with a flowing layout beginning in the spacious lounge which provides split system reverse cycle air-con and gas wall furnace for year-round comfort. The adjacent kitchen/dining room offers plenty of space to entertain and includes lots of storage, plus gas cooktop, built-in oven and stainless steel dishwasher, while sliding doors lead outside where you can relax and entertain in the private back garden with easy-care landscaping and lawn area, plus a spacious covered alfresco and garden shed. Accommodation includes a good-sized master bedroom with ceiling fan, WIR, and ensuite with shower, vanity and toilet, plus 2 further bedrooms with built-in robes. Completing the property is a laundry with storage and access to the garden and to the dual-entry toilet and bathroom with bath, shower, and vanity. This central Somerville home is ideally located just a few minutes' walk to multiple supermarkets, an extensive range of shops and cafés, Primary and Secondary schools, various sports grounds, and Somerville train station. **Disclaimer:** In preparing this information, Element Estate Agents has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.