

Sold



41 James Patrick Way, Lancefield



## Contemporary living and low maintenance lifestyle

Beautifully presented and maintained family home offering comfortable and relaxed living with the opportunity to take advantage of a low maintenance lifestyle within easy access to Lancefield and the wider Macedon Ranges.

The property is located opposite the James Patrick Way Reserve with a peaceful, wide-open outlook towards central Lancefield providing a feeling of space and tranquillity.

This feeling continues inside the property with a welcoming entry hallway and convenient study nook before entering the open-plan heart of the home. The well-appointed kitchen includes large gas cooktop and electric oven, stone benchtops and walk-through pantry to the laundry and external access. The lounge dining area opens to a covered rear alfresco area for entertaining and get-togethers with family and friends.

The floorplan includes 3 bedrooms, the spacious main bedroom with ensuite and walk-in robe and additional two bedrooms with built in robes. The central family bathroom is both pristine and of generous proportions. With easy to clean hard flooring throughout, the property is especially perfect for anyone with allergies or indoor fur-babies. There is ducted gas heating, ceiling fans in the bedrooms and a centrally located reverse cycle air conditioning unit for year-round comfort.

Additional features include low maintenance landscaping, secure rear yard and double remote access garage with internal access.

This wonderful property provides a perfect setting to simply relax and enjoy a

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**Price** SOLD for \$580,000

**Property Type** Residential

**Property ID** 1192

**Land Area** 441 m<sup>2</sup>

### Agent Details

Kim Forsyth - 0409 491 229

### Office Details

Property Management Macedon Ranges

24 High St Lancefield, VIC, 3435 Australia

03 5429 1280

**PROPERTY**  
MANAGEMENT

Macedon Ranges

great lifestyle.

Located in the beautiful Macedon Ranges, Lancefield is an in-demand location only an hour drive to the Melbourne CBD with ready access to both Hume and Calder Freeways. With a welcoming community and continuous calendar of events, it's a great time to make your move.

Contact Agent to arrange your inspection today. Kim Forsyth 049 491 229.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*