



35 Connors Road, Lancefield



Comfortable, Convenient and Energy Efficient Living

Ideally positioned within walking distance to Lancefield's township centre, primary schools, kindergarten, parks and local amenities, this charming home offers the perfect blend of comfort and everyday convenience.

The well-maintained property provides open plan living and dining, complimented by a functional kitchen featuring an electric oven, gas cooktop, dishwasher and a bay window overlooking the rear deck and backyard. There are three bedrooms, including a main bedroom with walk-in robe and ensuite, along with a practical central bathroom and a separate laundry.

Year-round comfort is assured with ducted gas heating throughout and reverse cycle air conditioning in both the family living area and main bedroom. Energy efficiency has been thoughtfully considered with double glazing, full insulation in ceiling, walls and underfloor, eight rooftop solar panels and a solar hot water service with gas booster. Fresh paint updates add to the home's move-in-ready appeal.

Outside, a north-facing front veranda is perfect for your morning coffee, and the private rear deck provides the ideal space for entertaining and relaxed gatherings. The low maintenance backyard has plenty of space for a game of backyard cricket and some veggie gardens and includes the bonus of a hot tub with approved fencing. A double carport, secure 6m x 6m shed with concrete floor, power and lighting, and a 20,000-litre rainwater tank supplying the kitchen and garden taps further enhance the practicality of this appealing property.

This property presents an outstanding opportunity for first home buyers,

 3  2  3  908 m²

Price \$645,000 - 675,000

Property Type Residential

Property ID 1260

Land Area 908 m²

Agent Details

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families or investors to secure a very comfortable and affordable home, that is energy efficient to run, in the popular Lancefield market.

Lancefield is located in the beautiful Macedon Ranges, an hour drive to the Melbourne CBD with ready access to both Hume and Calder Freeways. With a continuous calendar of local events and attractions, you will be charmed by Lancefield and its' welcoming community.

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

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