



"SIDONIA"

Prime Dress Circle Blue Chip Location Position Perfect.

Sidonia is located in picturesque sought after McConnan Street, one of Benalla's finest and most attractive tree lined and flood free streets. First time offered for sale in 25 years, this leafy, peaceful, private sanctuary includes a delightful three bedroom, two bathroom single level residence with a colorbond roof set on a generous 764 m2 block with established private grounds. Surrounded by lush evergreen Tuscan style gardens, including climbing Star Jasmin evergreen walls providing a private tranquil environment for year round enjoyment. Fully fenced with lockable gates offering security and safety for pets and children.

Large north facing covered outdoor living domain complete with grape vine, built in bbq and lighting with easy catering access to the kitchen. Designed with a sunny north east aspect and practical floor plan with day room, kitchen, bedrooms, main bathroom, combined laundry-office down one end, and the master wing, sitting and dining rooms at the other.

Loads of storage throughout the home with a lockable storage hallway with huge floor to ceiling cupboards. Raked high ceilings, recessed and spot

🏠 3 🚗 2 🚙 1 📏 764 m2

Price	\$825,000
Property Type	Residential
Property ID	1465
Land Area	764 m2

AGENT DETAILS

David MacKinnon - 0410556531

OFFICE DETAILS

Benalla
0410556531



lighting throughout. Heaps of power points and intercom.

The lovely timber kitchen has loads of cupboards, a large floor to ceiling walk in pantry, gas and electric cooking and cork floor all in pristine condition. This area shares the family room and overlooks the fabulous outdoor entertaining area and gardens. Quality carpets and paint work, split system aircon and evaporative cooling, ceiling fans and gas heating.

Excellent electric watering system for all lawns and garden beds, plus two rain tanks for added garden & vegetable watering. Includes lockable, powered shed with added storage and concrete floor. Large remote controlled lock up garage with additional storage and power. Quality sensor lights at the front and rear of the property. Lovely cool atrium area for more delicate plants and outdoor living space

Conveniently located just a few minutes drive to major shopping areas of bustling Benalla, local general store, showgrounds, schools, football oval, lake, river and walking tracks.

This fabulous property is located in such an iconic street where many aspire to live, is sure to not last long on the market. A secure and private hideway ready and waiting for its new custodians. Inspections are by appointment only.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or the agent. Interested parties should contact the nominated person for full and current details.

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.