



Sold

725 sq. m

65 Officer Street, Mortlake

Convenience and community at your doorstep!

This modern home nestled in the heart of Mortlake, offers a lifestyle of convenience and comfort.

Built in 2015, this home boasts 4 bedrooms, 2 living areas, an ensuite, and a walk-in robe in the master bedroom, this house has ample living space. The property features a double garage, a garden shed, and occupies a spacious 725 square-meter block adorned with MANY flourishing fruit trees.

Inside, double-glazed windows ensure insulation and comfort throughout the home. There is also a substantial 6-kilowatt solar panel system with 3 storage batteries! Contributing to significant energy savings, along with privacy blinds and drapes adorning each window. The residence is also equipped with ducted central heating, evaporative cooling, and a split system for climate control. The solar hot water system is gas-boosted for efficiency.

Outside, an undercover pergola area extends under the main roof, providing a perfect space for outdoor relaxation. There is an extra parking spot beside the

**Sold : \$480,000**

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driveway to accommodate cars, caravan, or trailer. The property's abundant fruit trees include apples, pears, plums, kiwifruit, passionfruit, nectarines, peaches, apricots, grapevines, olive trees, mandarins, blackberries, mulberries, figs, and feijoas. This is an asset to any homeowner or green thumb!

Situated just two blocks from the main street, you will have easy access to schools, the beautiful gardens, the golf club, and various sporting facilities at the Mortlake DC Farren Oval. Why drive when you are just a short 3-minute walk to the nearby IGA supermarket, providing utmost convenience for daily needs. Move in and enjoy the luxurious lifestyle this home affords!

Not the mention, Mortlake is 35 minutes to Warrnambool and 18 minutes to Terang; offering both a beautiful life in Mortlake in a modern home and convenience and accessibility to major towns.

Call Jacob or Jeremy to arrange an inspection and find out why Mortlake is a beautiful place to live.