

Sold



8 Park Pl, Benalla



## 8 PARK PLACE

This superbly presented home, set back on the 1130 m<sup>2</sup> block is shielded from the street by the garden. It is in such good condition you could be forgiven for thinking it was built in 2017. The substantial high spec renovation included new tile floors, new kitchen-butlers pantry, renovated ensuite, new window furnishings, LED lighting and upgraded 7 kwh solar power system. Contemporary neutral tones have been used throughout. The front door leads into the formal lounge-dining room with an open fire. There is ducted gas heating and evap cooling throughout plus a r/c air conditioner. The "feeding station" has new appliances, Caesar stone bench tops and the adjacent butlers pantry-laundry. From this living-meals area there is seamless access to the two alfresco living zones. The north side is perfect for the cooler months, the huge under cover south side ideal for the hotter months. With no adjacent neighbour at the rear there is an almost rural aspect created by the majestic red gums on the reserve. The master bedroom suite has a walk in wardrobe and ensuite bathroom. There are two more spacious double bedrooms each with wardrobes and a study with book shelves. The 58 sqm garage has a toilet and basin, remote door and access to the secure workshop and storage area behind. There are two

🏠 3 🛏 2 🚗 4 📏 1,130 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	851
Land Area	1,130 m <sup>2</sup>

### AGENT DETAILS

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### OFFICE DETAILS

Benalla  
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**BRR** Benalla Residential Rural  
Real Estate

water tanks, garden irrigation and raised vegetable beds. The gardens can be described as low maintenance for a block of this size as there isn't a lot of grass to maintain. A major contributor to reduced running costs is the 7 kw solar power system which has two batteries which reduces power and gas bills. Any surplus exported to the grid at returns 0.14c/kwh.

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