

1 Donkey Gully Road, Campbells Creek, Vic 3451

House For Sale

Sunday, 10 March 2024

1 Donkey Gully Road, Campbells Creek, Vic 3451

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 3084 m2

Type: House



Robert Broadhurst
0488300900



Rachel Potter
0400455777

\$680,000

Welcome to 1 Donkey Gully Road, where charm meets opportunity in this picturesque property on 2 titles. Nestled amidst rolling hills, this cared for weatherboard cottage beckons you to embrace the tranquillity of country living while unlocking its endless potential. This elevated setting offers panoramic views and an abundance of natural light. Secluded yet accessible, the property boasts proximity to the vibrant Castlemaine town centre and community delights like the Five Flags Pub, Guildford Pub, and the Castlemaine to Maryborough railway corridor, adding a unique walking and biking trail at your back doorstep. Step inside to discover a character-filled home with original arched windows, high ceilings and a decorative central archway. Valuable updates have been completed, including restumping and rewiring. The floorplan flows from three inviting bedrooms to a central lounge room, where a Scandia wood heater promises warmth during cooler seasons. The updated kitchen and dining area, a testament to the vendor's hospitality and stylistic background, boasts industrial accents and warm timber surfaces, complete with new appliances for culinary enthusiasts. Outside there is a secure house yard with veggie patches, fragrant roses and a majestic gum tree. An adjacent retro bungalow, with plumbing already in place and a split system, presents the exciting possibility for conversion into 'glamping' accommodation. An additional weatherboard outbuilding featured on the movie *Charlotte's Web*, is ripe for transformation into a home office, creative retreat or additional lodging. Explore the outdoors and discover a rustic wood fire perfect for stargazing beneath the Milky Way or try your luck panning for gold along the seasonal creek that borders the property. Amongst the established plantings, including peppercorn trees, there are mature fruit trees, from mulberry, peach, and nectarine to olive and walnut, ready to be harvested and savoured. Embrace rural living at 1 Donkey Gully Road, where every corner holds the promise of a delightful discovery.** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.