

1 Lawrence Road, The Patch, Vic 3792



House For Sale

Wednesday, 17 April 2024

1 Lawrence Road, The Patch, Vic 3792

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 1968 m2

Type: House



Ryan Bell
0417052297



Georgia Spencer
0430176109

\$780,000 - \$850,000

This enchanting retreat, brimming with character, offers five bedrooms and a single bathroom, presenting the perfect canvas for a contemporary transformation while retaining its charming essence. Previously a whimsical abode of a celebrated wordsmith, it is easy to see how inspiration was forthcoming in this magical location just footsteps from The Patch Store, a beloved local haunt where residents gather for their daily essentials and community camaraderie. Step inside to discover two distinct living areas, each with its own unique charm. The lounge, featuring a cozy pot belly stove, exudes warmth and character, inviting you to curl up with a good book and immerse yourself in literary adventures. Meanwhile, the living/meals area boasts a spectacular, cathedral picture window framing a superb view of the garden including a majestic ginkgo tree, the view offers a serene backdrop for everyday dining and relaxation. Outside, the stunning Edna Walling designed gardens are a veritable oasis, adorned with a chestnut, birch, sycamore and claret ash tree framed by Walling's hallmark stonework where prolific birdlife adds a symphony of sounds to the tranquil surroundings. With its great bones and quirky charm, this beloved home is a rare find, offering endless potential for those with a vision to create their own modern masterpiece amidst the idyllic beauty of The Patch. At a Glance:

- Character home on a generous 1968m² allotment.
- Only two owners, built by an Italian builder circa 1960, the original home of acclaimed Australian author Ivan Southall who wrote "Hills End".
- Single-level design with scope for modern updates.
- Lounge/family room with pot belly wood fire.
- Living/meals with spectacular window looking out to a Ginkgo tree.
- Original kitchen with walk-in larder/pantry.
- 5 bedrooms and 1 bathroom.
- Powder room.
- Split system air-conditioning.
- Double carport plus off-street parking.
- Two garden sheds.
- 170m to The Patch Store and an easy 10-minute amble to The Patch Primary School.
- 3-minute walk to the #663 bus.
- Less than 5-minutes to drive to greater amenities in Monbulk Village including supermarket and medical centre.

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.