

**1 Salisbury Avenue, Warburton, VIC, 3799**

**Sold House**

Saturday, 24 June 2023



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Marc Barton-Johnson

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## **Character Cottage plus self contained Bungalow.**

This wonderful Californian bungalow style home was built in 1907 for W D Salisbury, the first manager of Signs Publishing Company in Warburton. His tenure was a brief 2 years, after which time the house became the site of the first medical centre in Warburton.

A calming yet creative energy welcomes you here, somehow simultaneously soothing and stimulating the soul at the same time. Flooded with natural light, the neutral palette invites your artistic expression.

A modest home in size; the paradox lies herein: there's a generosity here, an openness you feel throughout the home - from the northern orientated sun room right through to the bedrooms opening onto the delightful veranda overlooking the thoughtfully planted gardens.

Additionally, a further fully self-contained bungalow (with its own access) is situated at the rear of the property, allowing for a multitude of options including weekend accommodation, home office / studio, teenagers or parents retreat. In fact, the bungalow is currently listed on AirB&B and is returning just under \$400 for a two night minimum stay.

YOU'LL LOVE.....

- \* A short drive to the Yarra River & the Warburton township; you're close to the action yet away from the hustle and bustle.
- \* Nestled beautifully on a corner allotment
- \* Wood fire heating and Split system heating & cooling for year round comfort and livability.
- \* Timber floors and tall ceilings.
- \* Mountain spring-fed dam water to the property.
- \* The O'Shannassy Aqueduct Trail is but a 10 minute walk from the property.

LOCAL'S SECRET.....

Pop on down to Silva Coffee in the centre of Warburton for amazing coffee, hot chocolates and yummo pastries (sweet and savoury) One of our favourites is the Alfajores - a traditional Argentinian pastry made with two melt in your mouth biscuits embracing a luscious dulce de leche caramel.