

# 1 Tivey Street, Newstead, Vic 3462



## House For Sale

Friday, 3 November 2023

1 Tivey Street, Newstead, Vic 3462

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1457 m2

Type: House



Jeremy Bottomley



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**\$790,000 - \$830,000**

Be captivated by this double brick Colonial Farmhouse, circa 1874, where comfort, lifestyle and a touch of romance converge to deliver an enticing escape to the country. The home has a wonderful sense of place, being on the high side of the road, overlooking crown land and a spectacular red gum that has stood proud for some 400 years. While away warm summer afternoons, as its former custodians have done for over a century, under the quintessential wrap around veranda. If only the home could talk! Inside, the central hallway separates the first three bedrooms in the traditional style of this period, the front two with double hung sash windows. The main, with its generous footprint, features a sunny sitting area, walk-in-robe and dual access to the bathroom. A claw foot bath is another nod to the home's heritage and there is a shower, vanity and separate toilet. The lounge room offers an ambient wood heater while a split system and evaporative cooling are welcome modern comforts. Period features such as decorative ceiling roses and cornice and pine lining are charming signatures of bygone decades and tell a story of the home's evolution. What imprint will you now make? Step through to the light and airy kitchen and dining space. The quaint country style kitchen with 900mm oven, gas cooktop and dishwasher will serve you for years to come. French doors flow to the undercover alfresco for peaceful relaxation and entertaining. Beyond, the low maintenance rear yard with feature paving continues to charm with a blend of cottage, Mediterranean and native plantings. Fruit trees bear apples, cherries, apricots, citrus and grapes. Three water tanks hold 30,000 litres and the home is connected to all town services. Additional notables include: large laundry, 15 solar panels, a glass house and a garden shed. The strong Newstead community, only ten minutes from Castlemaine or Maldon and just over half an hour to Bendigo, has welcomed many newcomers craving a treechange over the past few years. This very special listing, strolling distance from the town centre with a butcher, grocer, IGA, a cracking pub, café, post office and primary school may have all of the ingredients to inspire your move.