

10 Adair Street, Maldon, Vic 3463



House For Sale

Friday, 8 September 2023

10 Adair Street, Maldon, Vic 3463

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 997 m2

Type: House



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\$770,000

The very epitome of its name, Coinda is indeed a 'happy place'. Occupying a 997 sqm corner allotment in a sought-after residential location, this charming property with instant street appeal is everything you could wish for, and more. Built in 1865, the cottage has been meticulously transformed via a renovation and extension that delivers a superior level of indoor/outdoor living. At the front is a charming living room with slow combustion heating set within the original fireplace with decorative surround. Opposite, a light and bright study lends itself to additional bedroom use if desired. Beyond, the kitchen and dining rooms, connected by a lovely coloured glass vestibule seamlessly blend period era features with all the modern elements we desire today. Stone benchtops adorn bespoke shaker-style timber cabinetry plus 6 burner gas/electric cooker, dishwasher and large pantry. Open up French doors from the dining room to enjoy alfresco dining and relaxation on the north/east-facing patio. To the rear of the home are two light and bright bedrooms each queen size, premier with walk-in robe and French doors to a private deck with steps leading to the rear garden. Centrally located, the light-filled bathroom is charming, mixing a modern shower, free-standing bath and chic subway tiles with period faithful timber cabinetry; separate toilet. A lined and insulated garage/studio or home office sits a few steps from the cottage. Additional shedding includes twin garden sheds each with double doors offering plenty of space for garden tools and wood storage. Carefully planned and lovingly tended, the gardens are a mix of manicured lawns, feature garden beds blending cottage style gardens with native plants, fruit and citrus trees and raised vegetable plots. A water tank off the studio provides 20,000lts of garden water. The property has numerous highlights including polished Baltic timber floorboards throughout, distressed Baltic timber lined ceilings, split system air-conditioning, well planned laundry with external access, off-street parking and all town services. Life today can be complex with many twists, turns and challenges. Coinda is a calm and tranquil oasis – a happy place where you can sit back and relax in comfort, yet within walking distance to Maldon's cafes, shops, school and sporting facilities. Castlemaine is 15 minutes away, Bendigo 25 minutes and Melbourne an easy 90 minutes down the Calder making Coinda ideal for permanent or weekend living. It's everything you want and everything a place to call home should be.