

113 High Street, Charlton, Vic 3525



Sold House

Monday, 14 August 2023

113 High Street, Charlton, Vic 3525

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 1900 m2

Type: House



Nathan Diss

0354474088

\$310,000

An exceptional opportunity for investors and homeowners alike! This four-bedroom home on a 1900m² allotment (a smidge under 1/2 an acre) also has the bonus of additional rear access from Kaye Street. 113 High Street Charlton offers the astute purchaser the opportunity to secure a property with abundant future options. The home can be best described as "Restrained Edwardian" in style, with many original features evident; wide hallways, leadlight feature windows, double leadlight entry doors, along with some decorative and high ceilings. For the home owner-occupier this is a comfortable and spacious home that offers four large bedrooms, all with substantial built-in robes. There's a very spacious open plan lounge-living area with double French style leadlight doors that open out to the rear verandah. This room flows seamlessly through to the smart kitchen, featuring electric cooking, a large pantry and dishwasher. The rear of the home caters to the service areas with a neat bathroom, large laundry and a separate toilet. These areas adjoin the bright, light and airy sunroom vestibule entry. Flanking the rear of the home is a wide and protective verandah that's easterly facing, a sure morning suntrap here, just a lovely spot overlooking the spacious back yard that's securely fenced. Adjacent to the home we have a 20' x 30' (6m x 9m) shed with concrete floor and power. This offers secure vehicle accommodation and workshop area. In addition to this is a good size garden shed with concrete floor. All of this is located within the front block of approximately 900m². Beyond the Colorbond fence and gates we find a second yard/allotment of approximately 1000m² with separate laneway access to Kaye Street. This is an absolute bonus to so many. Tradespeople and investors alike will recognise and appreciate the benefits and value of this unexpected allotment with separate access. Perfectly suited for a large shed, machinery storage, or possible subdivision potential (S.T.C.A). For the investors out there, this property is a walk up start, nothing to do but secure a tenant. Expected weekly rental return would be in the range of \$350 - \$370 per week, giving you a healthy and secure 5% return on investment. Vacant possession is available as is a quick settlement. This great property is within walking distance to all services including schools, shopping and health care. For more information about this property or to arrange an inspection, call agent Lois De Jong on 0413 175 087.