

12 Warren Street, Kyneton, Vic 3444



House For Sale

Monday, 23 October 2023

12 Warren Street, Kyneton, Vic 3444

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



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\$775,000

This precious cottage, built in the 1860s, has been lovingly updated over the years to become a very comfortable home with loads of old-world charm. The gardens have been tended to with care, now ready for you to sit back and enjoy. This old Kyneton address boasts a leafy tree lined street with many period homes and fabulous proximity to the education precinct and the town centre also within strolling distance. The land size is 1,012 sqm (approx.) with a wide side driveway meaning there's potential to extend, incorporate an additional shed/workshop or even subdivide, all subject to council approval. As is, it provides the perfect secure and private setting for green thumbs, children and pets to enjoy. Past the picket fence, take the winding garden path through the garden of cottage plantings, now in full bloom, to the wisteria laced front verandah. Yes, it's certainly a very endearing introduction. Features of the era include, a brick chimney, polished Baltic floorboards upstairs, double hung sash windows, and a decorative fire place. In traditional style, the front door opens to a central hallway, dividing the first two robed bedrooms. The floorplan also features an upstairs room with a vaulted ceiling that mirrors the footprint of the living/dining area below. This private space provides flexibility as a large third bedroom, additional living area or work from home space. The home has been opened up at the rear to reveal the kitchen, meals and living area. Curved built in shelving, a cosy open fireplace and slate floors in the kitchen are more charming attributes to admire. The updated kitchen is ready to cater to your loved ones with generous cupboard, drawer and bench space, a gas oven and cooktop. The island bench will be a social gathering point and large windows bring in the light and provide leafy views. The bathroom has likewise been refurbished with gleaming white tiles, warm cork floors and a stylish timber panelled vanity. Other notable features include split system heating and cooling, a gas heater and a generous storage room. Outside a large undercover alfresco space, the floor paved in recycled reds, effectively doubles the living space. Mature shrub and fruit trees, lush lawn spaces, a double carport and a timber clad workshop and shed add to the picture-perfect cottage lifestyle. 12 Warren Street will be a pleasure to arrive home to each day. Homes of this heritage never go out of fashion and are becoming increasingly difficult to find in such loved condition. Inspect today.