

12 West Street, Clunes, Vic 3370



House For Sale

Wednesday, 7 February 2024

12 West Street, Clunes, Vic 3370

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1358 m2

Type: House



Angela Flowers
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\$610,000

Number 12 West Street is set to spoil you with space, comfort, and charm. The 1359sqm (approx.) property epitomises a dream escape to the country with room for a studio, orchard, pool, kids play area or veggie beds to harvest from and chickens to roam. The home-sweet-home is best described as modern country, featuring a wide, decked veranda with blinds running its length. There is a sheltered northern nook at one end, catering for outdoor dining and entertaining and also a great spot on a sunny winters day to sit and read. A smaller, sheltered deck provides garden views. Step inside where honey-toned floors and off-white walls offset each other beautifully. Noteworthy appointments include double glazing, quality window furnishings, reverse cycle heating and cooling and an ambient wood heater. With two, light-filled living areas and three bedrooms, one privately zoned, the floorplan is ideal for families, those lucky enough to work from home and also entertainers with room for guests to stay. The u-shaped kitchen is on point and timeless with matte black cabinetry and warm timber benchtops. It features a freestanding stainless steel electric stove with a gas cooktop, a new dishwasher, a deep pantry and excellent cupboard and bench space. The breakfast bar is a relaxing and social space when entertaining. The adjoining dining and living area are where family and friends will happily congregate, while the second lounge space welcomes quiet relaxation or perhaps it will be your theatre or gaming space. All three generous bedrooms have built-in wardrobes and are blessed with tranquil garden views. The family bathroom has a bath and separate shower and feature timber wall and shelving. There is also a handy second toilet by the laundry. Established cottage plantings, natives, ornamental grasses, and meandering paths around shade trees and the raised veggie garden, characterise the pretty and secluded garden that attract many birds. The lush lawn space is ideal for pets and kids. The long side driveway leading to the carport and the shed offers ample off-street parking. Embark on a dreamy escape to the country where the tranquillity you desire coexists alongside convenience; stroll to the village centre and the train station from this stellar address. The picturesque township of Clunes is only 25 minutes to Ballarat and 90 minutes from Melbourne, as well as a short drive to the gourmet wine and food towns of Daylesford, Talbot, Avoca, Kyneton, and Castlemaine. Clunes is self-contained with a supermarket, chemist, Australia Post agency, newsagency (including Bendigo Bank agency), butcher, as well as cafes, restaurant, pub, library, and numerous other businesses servicing the town. For further information, please call Angela Flowers on 0437 456 908