

124 Rutherford Street, Avoca, Vic 3467



Sold House

Friday, 8 September 2023

124 Rutherford Street, Avoca, Vic 3467

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 2023 m2

Type: House



Alisa Johnson
0409935766

Contact agent

Discover the allure of an elegant 1850s school conversion in Avoca, nestled within the heart of the beautiful Pyrenees wine region. This unique property offers an enchanting blend of history and modern living, perfect as a home or a charming bed and breakfast. Set on an expansive 2,023m² block (approx.), this building carries a rich past, once serving as a school for miner's children during the 1850s. The main living area, once a spacious classroom, exudes character boasting soaring vaulted beam ceilings and stunning panel windows offering breathtaking views of the Pyrenees Ranges and its picturesque surrounds, including stunning autumn sunsets. Multiple wood heaters, gas heater and evaporative cooling to ensure year-round comfort. The spacious and functional country-style kitchen features great bench and cupboard space, a 900mm gas cooker and dishwasher and offers an adjoining dining and sitting area with a cozy gas log fire. Five bedrooms throughout the house providing plenty of space for the family and friends, some with captivating views of the Pyrenees Ranges. One bedroom is situated downstairs and the further four are upstairs, two bedrooms with BIRs and one offering a walk-in robe. Don't miss the beauty of the unique shingle ceiling above the staircase. Additional amenities include a generous study, three bathrooms, two laundries – one combined with an extensive walk-in pantry. Outside, a remote garage accommodates up to four cars, while undercover outdoor entertaining spaces include a sizeable deck and a charming rotunda, perfect for watching the sunsets over the Pyrenees Ranges with a glass of your favourite local wine. There is plenty of potential to enhance the properties curb appeal further with some further front yard landscaping. The property enjoys town water supply, supplemented by accessible tank water and a well. Solar power further ensures utility bills remain low. With so much to explore and experience, an inspection of this captivating property is an absolute must. Avoca is a charming small township around 71 km from Ballarat and around 27 km's from Maryborough in the Pyrenees Shire in Central Victoria. Avoca offers great sporting facilities, a primary school, retail and cafes, a supermarket, medical facilities and more. Contact Alisa Johnson at our Maryborough office on 0409935766.