

# 12A Kerferd Road, Beechworth, Vic 3747

## House For Sale

Wednesday, 29 May 2024



12A Kerferd Road, Beechworth, Vic 3747

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Area: 1672 m2**

**Type: House**



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**ESR \$1,590,000 - \$1,650,000**

Welcome to this exceptional historic property offering multiple options for families or those seeking a boutique accommodation venture. With origins back to 1878, the main residence of granite and weatherboard exudes grandeur with its heritage architecture meticulously restored over two levels. The historic interior is impressive with high ceilings, brick fireplaces with timber mantles, wide pine floorboards and sash windows. A beautifully crafted timber kitchen, complemented by granite benchtops and deep ceramic sink, opens to a spacious dining and living area flooded with natural light. French doors lead to a large deck with stunning sunset views over Beechworth. Keep cool and warm with a convenient split system plus the romance of a wood fire for the cooler months. The master bedroom awaits with ensuite bathroom and walk-in robe. Convenient work from home options prevail with a separate office space adjacent to the main entry. The lower level includes a second living room with slow combustion wood Nectre heater and split system, plus three bedrooms featuring lime washed granite walls, accompanied by a charming full bathroom. Another sun filled sitting room with provisions for an additional kitchenette is also contained on this level. Continuing from the main residence, an undercover all-weather entertaining space creates a secluded oasis for alfresco dining, plus a one-bedroom studio offering ensuite, split system, wood heater and wet bar with private entrance. The bathroom features a shower, toilet and vanity, complete with its own hot water supply. Tucked away on the property is a hidden gem - a self-contained one-bedroom cottage with bathroom and charming country-style kitchenette, ideal for extended family or cherished guests. Outside, timber verandas and verdant irrigated gardens set a tranquil scene for outdoor relaxation featuring an impressive Rotunda. With an exposed aggregate driveway, ample tank water storage, and an enclosed spa within the expansive 1,672 sq m plot, every comfort and convenience is catered to. Whether you're looking for your next family home or considering an upmarket accommodation venture It allows you to become a part of history by owning one of Beechworth's exceptional historic properties, situated in one of Victoria's culturally and historically rich country towns.