

# 12a Lauriston Street, Kyneton, Vic 3444

## House For Sale

Wednesday, 15 May 2024

12a Lauriston Street, Kyneton, Vic 3444

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 362 m2**

**Type: House**



Sue Wilson  
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Rachel Potter  
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**\$595,000 - \$635,000**

This sweet period cottage in much loved Lauriston Street, comes with all the romance of the era plus superb access to Kyneton's amenities. Enjoy a historic position amongst heritage homes in this setting reminiscent of inner Melbourne complete with bluestone gutters. On an easy care 362sqm allotment, lock up and explore the best of Kyneton. Take the 150-metre stroll to Mollison Street with its cafes, the Post Office, bakery, chemists and the supermarket just around the corner. What a neighbourhood! The home itself is a charmer with loads of potential. Discover high ceilings, warm, polished hardwood floors, picture rails and original sash windows. There are two bedrooms, a sunny front lounge room, an eat in style kitchen and a rear sunroom. The property also offers split system heating and cooling and valuable, rear off street parking. Renovators may consider adding a contemporary extension; take inspiration from the street where value and potential has certainly been recognised. Outside, the gardens are private and easy care with mature trees and cottage plantings. Research the property's potential as holiday accommodation or claim it as your very own inner-Kyneton pad. \*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.