

**14 Church Street, Maldon, Vic 3463**



**House For Sale**

Thursday, 9 November 2023

14 Church Street, Maldon, Vic 3463

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1034 m2**

**Type: House**



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**\$1,150,000**

In the heritage town of Maldon is this c1860s double-fronted Victorian cottage with an L-shape verandah and the quintessential picket fence. Beautifully renovated with a sympathetic period-style addition and an interior in the French country style, this is a slice of provincial living in the historic Victorian Goldfields. The pretty town of Maldon is a hub of activity with community events and a fantastic selection of cafes, restaurants, retail shops, pubs and a bakery, a short drive from Castlemaine and a two-hour commute from Melbourne. The period cottage sits within 1034 sqm of a beautiful garden highlighted by swathes of lavender, roses and established trees that create shaded private sitting areas. The floorplan features direct entry from the front verandah into a study/ bedroom with built-in robes and an adjoining second bedroom with built-in robes parted by a pretty window seat. A large living room extends the width of the home. At the north end is an open fireplace with a period timber surround and mantle, flanked by double-hung windows and to the south is bespoke built-in shelving with cabinets, and double doors lead to the side verandah overlooking the garden, making for a quiet, contemplative place to sit with an aperitif. A third bedroom with a raked ceiling, an updated bathroom with a bath, a shower, a vanity, a toilet, and a European-style laundry complete the private areas. A contemporary addition to the home keeps in sympathy with the period cottage, features a French country-style kitchen with lime-washed cabinets and range hood, a farmhouse-style sink, a freestanding 900mm Smeg gas cooktop and oven, dishwasher, timber benchtops, and an island bench provides additional seating. Open to the kitchen, the dining with double doors opens to an alfresco entertaining area with a Virginia creeper-covered pergola, creating the provincial living feel. A private retreat with independent access features a large bedroom with two sets of double doors leading outside to the garden, a built-in robe and an ensuite with a shower, a marble top vanity, a toilet, and design details being a cove ceiling, polished concrete flooring, a split system and a ceiling fan. This wing makes for a perfect main bedroom, a guest suite or private accommodation (AirBnB). Updates to the cottage include polished concrete flooring, wall heaters, ceiling fans and a split system. Period details include a cove ceiling, double-hung windows, timber dado, and timber floorboards. The fully fenced property provides a driveway leading to covered parking and two sheds. The pretty surroundings include a south-facing courtyard with fernery and a pretty, established garden highlighted by an old Japanese Maple tree and hedges. With attention to detail, this 1860s cottage has been transformed and gives one the sensation of being transported into the French countryside. It makes for a perfect country weekend retreat, an ideal permanent escape to the country, or an investment opportunity as short-term accommodation. Move to the country and immerse yourself into the thrive and charm of historic Maldon, and escape to your piece of French Provence in the Victorian countryside.