

**14 High Street, Harcourt, Vic 3453**



**Sold House**

Saturday, 4 November 2023

14 High Street, Harcourt, Vic 3453

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1667 m2**

**Type: House**



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**\$620,000**

Positioned on the high side of the road, this charming period weatherboard has irresistible street appeal with its elevated art deco style verandah and two red brick chimneys reaching to the sky. Situated on a huge 1,667 sqm (approx.) allotment, the great capacity for subdivision or extension (STCA) makes this an attractive investment opportunity. The large block also provides ample space for outdoor activities and potential future developments. As is, the 2-bedroom home is loveable and liveable. You will appreciate the addition of split system heating and cooling and ceiling fans and otherwise the home is in very good original condition. Double frosted glass doors open to a wide entrance hall, introducing classic vintage décor that will transport you back in time. Consider; floral carpets, original light fittings, retro vinyl floor coverings in the wet areas and warm timber doors, picture rails and sash windows. Those lovely Harcourt views can be enjoyed from the main bedroom and cosy front lounge room with the original fireplace still in place. The traditional floorplan also includes a modest kitchen and dinette, a central bathroom with a shower over the bath and a rear laundry and mudroom. The addition of a rear undercover alfresco space extends your living and dining options and the second outdoor toilet will be handy when entertaining. Established shrubs bring privacy and aspect to the block and there is a large lawn area for play. Tradespeople will see great value in the two garages and perhaps potential to transform one into a studio space. Enjoy this convenient location, strolling distance to the general store and café, school precinct, community playground and Recreational Reserve.