

# 15 Bath Street, Clunes, Vic 3370



## Sold House

Tuesday, 3 October 2023

15 Bath Street, Clunes, Vic 3370

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1263 m2**

**Type: House**



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**\$570,000**

You can't get much closer to the heartbeat of Clunes than this sweet heritage cottage in Bath Street. Located just two blocks back from famous Main Street guarantees a life of convenience and charm amongst your local shops, pubs and cafés. Such a great spot, also just a short stroll from the train station, makes this an ideal candidate for the Air B&B market. You may, however, be more than tempted to call this 1260sqm (approx.) property your home sweet home. The cottage has been re-wired, re-plumbed, re-roofed and freshly painted inside and out, ensuring it will stand proud for generations to come. Inside, it has been renovated with style and an eye for detail, retaining many loved features of the era and a whole lot more. Timber lined and vaulted ceilings, feature lead lighting and sash windows bring the charm. Pops of colour including that gorgeous salmon pink front door create even more character. The bathroom is striking with heritage style floor tiles, subway wall tiles, a wide stepless shower and classic claw foot bath. You will likewise appreciate the quality of the brand new kitchen/dining area with a 900mm Westinghouse oven and stovetop, Bosch dishwasher and deep pot drawers. Admire the old wood stove that pays tribute to the home's rich history. Statement barn doors cleverly conceal the European style laundry. Easy care vinyl plank flooring, two split systems and quality blinds throughout are more welcomed modern additions. There are two good sized carpeted bedrooms and the central lounge invites relaxation by the ambient open fireplace or reverse cycle split system. Plus, who wouldn't want to work from home in the fabulous study nook that overlooks the garden. Outside, the wide east facing undercover deck creates more living and entertaining space. The yard is established and private with excellent off-street parking options. The original shedding with a neat brick alfresco area already in place, now invites your ideas; additional accommodation or a creative studio (STCA). Invest or downsize in this charming cottage with a whole lot of personality. The home, location and land size certainly command your swift attention! Features include: • 2-bedroom cottage • Renovated throughout • Town water • Town sewer • Approx. 800m to town centre • Approx. 800m to train station • Delightful easterly facing deck • Large parcel of land • Ample off-street parking

The picturesque township of Clunes is only 90 minutes from Melbourne and an easy drive to Daylesford, Ballarat, Maryborough, and Castlemaine. Clunes is rich in diversity and community spirit; you don't just buy a property in Clunes; you are welcomed into the community family. For more information and to confirm your inspection, please call Angela Flowers on 0437 456 908