

16 Granville Street, Drysdale, Vic 3222

House For Sale

Thursday, 16 November 2023

16 Granville Street, Drysdale, Vic 3222

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1298 m²

Type: House



Andrew Kibbis
0411424412



Lee Martin
0400957839

\$870,000-\$930,000

The Feel:An enchanting picture of late Victorian character, 'Willow Wood' merges traditional features of yesteryear with the contemporary comforts of today, all while gracing an established 1298sqm (approx.) garden oasis in the very heart of Drysdale. A flexible floorplan provides generous family proportions including open plan living, a separate sitting room, up to four bedrooms and a study, scattered with a range of classic period attributes including return bullnose verandah, timber panelled ceilings and walls, beautiful coloured leadlight glass, sash windows, and exterior architectural detail. With its origins dating back to the 1870s, this is your chance to own an unparalleled family home with many future possibilities.

The Facts:'Willow Wood' (circa 1870s) is a characterful late Victorian residence superbly situated in the heart of Drysdale-Magnificent 1298sqm (approx.) allotment belies the home's convenient inner village setting, metres from shops & cafes-Enchanting street appeal with weatherboard façade & bullnose verandah-Interiors showcase classic detailing, while extensions/renovations completed in the 1970s & 1990s incorporate modern functionality-Open plan living hub is the nucleus of the home, where generous proportions & a gas log fire meet today's family lifestyle demands-Timber kitchen features all electric cooking, dishwasher, step-in pantry + ample bench & storage space-Master bedroom provides a privately zoned retreat, complete with ensuite & WIR -Families will appreciate the adjoining family room with a north-facing garden aspect-Original footprint is home to 2 further bedrooms (1 with ensuite), featuring sash windows + timber panelled ceiling & walls-Flexibility for one of the rooms to function as a 3rd living space, highlighted by a feature fireplace-4th bedroom is situated to the rear & features BIR, a/c & high raked ceiling-A study adds to the family convenience-Family bathroom & generously sized laundry complete the floorplan-Gas log fire + split system heating & cooling provide seasonal comfort-Expansive grounds feature established gardens bursting with colour & spring fragrance-Lawned rear yard has ample space to conjure up your dream alfresco lifestyle or even add a swimming pool (STCA)-Free from heritage overlays, the property also comes with scope to update or extend (STCA)-Detached oversized DLUG with space for workshop or storage-Enviably positioned just a short walk to cafes, restaurants, shops & supermarkets for everyday essentials-Proximity to public transport & a range of schooling options add to the family-friendly appeal-Enjoy outstanding leisure pursuits with award-winning wineries & restaurants, and the picturesque coastline on your doorstep

The Owner Loves...."I am a lover of history so I can really appreciate the significance of this house and the generations of stories that are engrained within its walls. It's a true pleasure to live in a house that has stood on this same site for 150 years."*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.