

# 17 Akuna Avenue, Tallangatta, Vic 3700



## House For Sale

Tuesday, 21 May 2024

17 Akuna Avenue, Tallangatta, Vic 3700

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1047 m2

Type: House



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**\$589,000**

Welcome to a timeless gem in the heart of Tallangatta! This charming period-style home, circa early 1900s, radiates character and offers an abundance of space with exceptional amenities. Set on a generous 1,047m<sup>2</sup> (approx.) mixed use zone allotment that has frontage to three sealed roads, the dwelling sits on the western side whilst the two large sheds are on the eastern side of the relatively flat block providing an opportunity to operate a business onsite. Key Features: Charming Period Style: Original features blend seamlessly with modern updates, creating a unique and inviting atmosphere. Spacious Living: With 4 bedrooms and large open-plan living areas, this home provides versatility and ample space. Enhanced Comfort: 12-foot ceilings, grand entrance hallway, ceiling fans throughout, five rooms zoned via ducted heating/cooling, a split system, wood fireplace and combustion stove in the main living area. Floating floorboards give a cohesive look throughout kitchen living and hallway. Modern Kitchen: The kitchen retains its historical charm with a combustion stove while offering updated cooking facilities, Blanco oven and hotplate, behind in the butler's pantry additional storage, Bosch dishwasher, Frank sink and laundry space. Updated Amenities: Enjoy the convenience of a second bathroom with a shower and toilet, and a main bathroom featuring a full bath. Outdoor: Direct entry from carport to the front door via a covered porch, outback you can unwind in your private backyard or just relax on the covered rear deck. External Workspace: Two terrific-sized sheds - 12 x 6m Colorbond shed offers drive through from road to lane, perfect to use as a workshop or for a business, 12 x 4m shed that could house a caravan, boat or transform into a mancave, both sheds have abundant space for storage, hobbies, or potential rental income for the savvy investor.