

**17 Clarke Avenue, Warburton, Vic 3799**



**House For Sale**

Thursday, 30 May 2024

17 Clarke Avenue, Warburton, Vic 3799

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 949 m2**

**Type: House**



Marc BartonJohnson  
0400487332

**\$720,000 - \$790,000**

Relax, unwind and create in this beautifully renovated two bedroom cottage with a separate and charming self contained studio. With mountain views and sun streaming through its north-facing windows, this delightful home offers a calm and inspiring lifestyle. Luscious green ivy embraces the welcoming frontage, which beckons, via a sun drenched white verandah. As you enter this once humble house, the sheer sense of space and light captured by this visionary transformation will warm your heart. Light floods the spacious kitchen and dining area, while a skylight gently illuminates the lounge, where a wood heater is framed by a handsome stone fireplace. Thoughtful shelves and ceiling fans add to the urbane atmosphere. Ducted heating and cooling ensure a comfortable climate year round, with insulation under floor and rooftop solar panel. Each bedroom is more than generous - one with a fireplace, and the other with bookcases surrounding the picture window and featuring an adjoining study space. Polished floor boards, warm timber window and door frames and a gentle white and pastel palette throughout give a sense of quiet sophistication. The sunroom and laundry are as practical as they are pretty. A mudroom provides the perfect spot to remove your winter woollies. Out to the back yard a shaded outdoor entertaining area leads to the delightful studio with its own sunny verandah. With highly polished floorboards and its ceiling enhanced by exposed beams of dark timber, this is a place to retreat and reflect - or indeed, hire out to artists, practitioners or holidaymakers. The kitchen and magnificent bathroom are adorned with white subway tiling. With windows on three walls, the beautiful and low maintenance garden is always on show. From the front garden of mature native trees and plants, to the large and inviting back yard, festooned with tree ferns and a majestic, shady Maple tree, this lovely home is a rare treasure.