

# 17 Service Street, Clunes, Vic 3370



## House For Sale

Wednesday, 6 December 2023

17 Service Street, Clunes, Vic 3370

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 890 m2**

**Type: House**



Angela Flowers  
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**\$550,000**

Nestled in one of Clunes' most esteemed precincts, this sweet triple-fronted weatherboard home with a feature brick chimney, on 890sqm (approx.) captures the essence of the playful post war style with a host of upgrades and added spaces for modern living. The vibrant colour scheme, feature wall paper, archways and ambient wood heater will charm from the onset. Note the vinyl plank flooring and split system heating and cooling for ease of living. The floorplan offers three bedrooms, the master being especially spacious, and a central, modern bathroom. A clever shed conversion offers a very comfortable guest space, studio/office or teen retreat. Light streams through the original corner windows, illuminating the central lounge that wraps around to the kitchen dining area. The kitchen is as cute as they come with the Smeg LPG stove set in the original chimney space. A large decked alfresco more than doubles your living space and is the ideal spot for large scale entertaining and happy Christmas lunches. Beyond, the easy-care yard with established shrubs and neat lawn areas welcomes your kids and pets. There is ample off-street parking, a garden and storage shed and handy, additional access to the property from Hill Street. This stellar address is a mere 300m from the town's heart for excellent amenities, eateries and the train station. Immerse yourself in Clunes' rich gold mining history and vibrant arts and cultural scene. Just 1.5 hours from Melbourne, a short drive to Ballarat, and within easy reach of Maryborough, Daylesford, and Creswick, this neat and complete property welcomes you into its happy fold.