

195 High Street, Broadford, Vic 3658



Sold House

Tuesday, 16 January 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1000 m2

Type: House

\$710,000

Street appeal alone, the façade of this beautifully presented home on an impressive 1,000m² (approx.) allotment, draws you in just wanting to see more. Circa 1930s with a delightful front verandah, 10ft ceilings, ornate cornices, architraves, and solid hardwood timber flooring, this residence has all the charm of yesteryear with the comforts of modern living. Comprising 3 generous-sized bedrooms, master with a walk-in robe and ensuite complete with spa bath. Fully appointed timber kitchen with Butler's pantry, spacious meals/living area, separate lounge with period archways, and light-filled window seat. Gas ducted heating, air-conditioning, and ceiling fans accommodate all seasons. Extra's include SMEG Stove, solar system, quality window furnishings, undercover Alfresco area, and manicured gardens. Behind the large king-sized garage which incorporates the Euro laundry, is a separate workshop complete with concrete floor, power, and side access. This property also boasts a fully self-contained one-bedroom Unit comprising a kitchen with meals/living area, large lounge room and a combined bathroom/laundry - perfect for parents or teenagers needing their own space. Call today to book an inspection. Further features include: - Re-stump (concrete) and repair flooring western edge of the Veranda and re-stump the Lounge Room seating area - Re-roof and Installation of front apex of home - New Heating Furnace and roof covering installed 2016 - Painted and repaired all outside rear and side of house and replaced numerous wood panels 2019 - Repaired all rear-of-house guttering and joints in 2019 - New roofing and guttering to the outside of Lounge Room seating area 2019 - Replaced entire ceiling A-Frame at the rear of house 2019 - New wall tiles in Kitchen 2019 - New SMEG Stove in kitchen 2019 - New flooring in Kitchen 2019 - New sliding double window in Man-Cave 2019 - 6.5 KW Solar Power - 12kw solar battery back up - Type 2 wall box charger (electric car) - All gardens re-built and all new plants - New Eastern side Veranda down pipe and drainage installed.