

**1A Parkins Reef Road, Maldon, Vic 3463**



**Sold House**

Thursday, 14 September 2023

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**Bedrooms: 4**

**Bathrooms: 1**

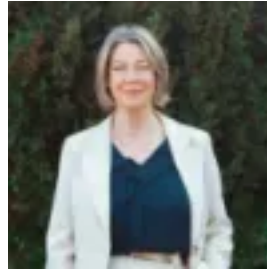
**Parkings: 4**

**Area: 1300 m2**

**Type: House**



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**\$670,000**

This 1980s reproduction has everything you could want in a goldfields era cottage but with the benefits of a modern build. Double fronted with a gabled roof and traditional front verandah with lovely wrought iron lacework, the cottage sits on a lovely 1,300 sqm (.3-acre) dotted with stately native and deciduous trees, sweeping lawns and native garden beds. In a leafy, residential locale on the south side of town, this is a lovely family, tree-changer or downsizer property with a focus on indoor/outdoor living. You could subdivide, but why would you when you have room to move, privacy and a tranquil oasis all to yourself? Step inside to a floorplan that merges heritage era and modern features. Rooms fanning off a central hallway have been reimagined to deliver a spacious, free-flowing living space under soaring cove ceilings and some dado detail. Beyond, the timber kitchen with plenty of cabinetry and bench space and electric cooking offers plenty of space for eat-in dining. Sited on the opposite side of the hallway are three queen bedrooms all with built-in robes. To the rear of the cottage is a period-themed bathroom with vanity, shower, bath and linen press. Opposite, a large laundry also hosts the toilet. Two covered, brick-paved, rear-facing decks, one with BBQ in a decorative brick setting are great spots to dine alfresco or just sit and relax. The steeply gabled roof has provided an excellent opportunity to develop the internal space into a beautifully finished mezzanine-level queen bedroom, office or study area with roof storage space. In keeping with its contemporary construction, there's a split-system, slow combustion heating and all town services. While some exterior weatherboards need replacing and the picket fence would benefit from a fresh coat of paint, the home is in excellent condition, has been well maintained and is ready to be taken to the next level. Fully fenced, the rear gardens are a delight with open lawn areas for children and pets, cottage plantings, brick and stone pathways and a pond with fountain. Adjacent to the home a gal garage with concrete floor and power lends this space to single car garaging with workshop/hobby area. There's a second shed for garden tools plus a woodstore. Walk to historic Maldon's shops and café strip, primary school and sporting oval. Stroll to 'The Pond' with its willow trees, ducks and birdlife. Hike across the road to Anzac Hill overlooking the town and across to many other hiking trails. Travel easily to Castlemaine (15 minutes), Bendigo (30 minutes), Daylesford (45 minutes) and Melbourne (90 minutes) via the Calder Freeway or fast train from Castlemaine. With such a lovely setting in a warm, welcoming country community but with every urban need within easy reach, this is the perfect property to settle into permanently or for your weekend escapes to the country.