

**2/86 Duke Street, Daylesford, Vic 3460**



**Unit For Sale**

Wednesday, 31 January 2024

2/86 Duke Street, Daylesford, Vic 3460

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 499 m2**

**Type: Unit**



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**\$650,000**

From the moment you step inside this charming cottage, you'll be instantly impressed by its practical design and generous house-like proportions that connect beautifully with the striking leafy landscape. Peacefully located just two blocks from Daylesford Lake and two minutes from the centre of town, this endearing gem presents a fabulous entry opportunity into the market for owner-occupiers, downsizers looking for single-level ease or an excellent portfolio asset for savvy investors in a prized location. Privately positioned and reaping the benefit of a north-western rear aspect, the captivating facade, draped in wisteria, welcomes you inside, travelling through the well-appointed kitchen with bespoke handmade cabinet to the large L-shaped living/dining zone that bathes in natural light. The warmth of a slow-combustion wood heater creates an inviting ambience, whilst the full-width veranda promotes summer entertaining and relaxation, backdropped by the sunset on the horizon. Two good-sized bedrooms share a central bathroom and a separate toilet, with a laundry completing the accommodation. From the characterful cottage to the unbeatable location, this property has so much to offer - metres from the main shopping strip with a great selection of cafes, shops, award-winning dining options and endless attractions at your fingertips. Comforts include a slow combustion wood heater and split system air conditioning. A separate studio/workshop is enclosed, yet offers colourful and peaceful garden outlooks. The home exudes serenity and relaxation, with sunset views from its elevated hillside position. A sun deck to the rear allows for alfresco dining in the summer, with room for a large table. Two garden sheds allow for great outdoor storage, whilst there's off-street parking for two. Less than 300m from Daylesford Lake, and minutes from award-winning dining experiences. Enjoy the delights of Daylesford's boutiques, cafes and spectacular galleries nearby. Approximately 90 minutes from Melbourne's CBD - an easy trip for city dwellers.