

# 2 Allen Street, Mirboo North, Vic 3871

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## Sold House

Saturday, 2 December 2023

2 Allen Street, Mirboo North, Vic 3871

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 709 m2**

**Type: House**



Bec Cook

**\$520,000**

Drenched in character and charm, this quaint three-bedroom weatherboard cottage offers calming rural views and historic features on a sprawling 700m allotment, all within a highly enviable location. Set back and ideally positioned on the block to capitalise on the North facing aspect, the raised and protected front deck welcomes you on arrival. It is here you will enjoy spending much of your time appreciating the lush green outlook over the adjacent Reserve and rolling hills in the distance. In fitting with the era of the home, soaring ceilings, timber panelling, picture rails and hardwood floors greet you on entry in the central hallway, which opens onto the adjoining lounge and dining that are free flowing by design. Large enough to gather the entire family, this relaxing space flaunts two original ceiling roses and decorative cornice and is warmed by a cosy wood fire, whilst a reverse cycle and ceiling fan have been supplied to ensure your families comfort, year-round. Attractive double hung timber windows frame the tranquil country vista whilst flooding the room with natural light and allowing the warm winter sun to penetrate the room. Well-lit thanks to a large skylight, the kitchen boasts hardwood cabinetry, electric cooking, a dishwasher, generous bench space and a servery through to the adjoining sunroom. Soak up the abundance of daylight whilst admiring the outlook over your private backyard in the generous sunroom. This all-important second living area is complete with floating timber floors, a new split system, and French doors which open seamlessly onto the freshly painted back deck. Wake up to an idyllic rural vista each day, in the commodious and North facing Master bedroom that is positioned at the front of the home. The charms of eras gone by continue into the sleeping quarters with a ceiling rose, pendant lighting, and a freestanding timber robe available in Master and bedroom two. The third bedroom is found at the back of the home, delivering a peaceful garden outlook, decorative cornice, ceiling fan and French doors that open onto the sunroom. Centrally found, the light filled bathroom presents a shower over bath, modern single vanity, storage, and a heated towel rail, whilst the toilet is separate and positioned off the laundry. Ideal for entertaining, the back deck is the perfect spot to gather for a BBQ or simply sit back and unwind with a cuppa whilst your kids and pets run freely in the spacious backyard. Presenting a wonderful balance of period charm with modern conveniences, this captivating cottage is ideally situated just a short stroll from Mirboo North's newly developed swimming pool, beautiful Baromi Park, schools, shops, Kindergarten, and the Grand Ridge Rail Trail. Enquire today!