

**2 McCallum Street, Hastings, VIC, 3915**

**Sold House**

Tuesday, 27 June 2023

**CROWDER**  
community real estate

2 McCallum Street, Hastings, VIC, 3915

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**

## **MID-CENTURY COTTAGE AWAITING A NEW BEGINNING**

Wonderfully situated for lifestyle convenience in footsteps to the beating heart of Hastings' High St, this adorable circa-1950s cottage eagerly awaits a total renovation or demolition to make way for a brand new home - or even two (STCA) - so close to cafes, restaurants and all essential services.

Between high 2.7-metre ceilings and timber floors beneath the carpet and lino, a creative eye will immediately spot the potential to restore the 3 bedroom abode, which features a 5-metre living area, sash windows and pelmeted drapes, an original kitchen, meals area with dado panelling and a family bathroom with shower/tub combo and pedestal vanity.

Boasting a wide frontage, the Weathertex-clad residence overflows with cottage charm and is immediately surrounded by majestic trees imbuing the property with tranquillity.

Set on a 675m<sup>2</sup> (approx) allotment with rear access to potentially construct a second dwelling subject to council approval, the residence is literally 300 metres to High Street, which is stippled with eateries, clothing stores, chemists, bakeries, grocers and other elemental amenities.

An easy 10 minute walk to Hastings Primary School, cycling distance to Western Port Secondary College, 4 minutes' walk to Hastings Station and 450 metres to the foreshore, lifestyle lovers will adore the nearby marina, yacht club, bowls club, tennis club, sporting facilities and seasonal festivals - all within walking distance from this blue-chip site.

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