

26 Kings Avenue, St Arnaud, Vic 3478



House For Sale

Thursday, 14 December 2023

26 Kings Avenue, St Arnaud, Vic 3478

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1000 m2

Type: House



Lois De Jong
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Nathan Diss

\$499,000

Let me introduce you to an exceptional Victorian home. Fully restored and renovated throughout, this outstanding property is situated on a full quarter acre allotment that's centrally located in the vibrant town of St Arnaud. This outstanding home has been thoughtfully renovated right throughout, retaining and enhancing all the original features whilst adding a plethora of modern conveniences. Successfully blending history and modernity with exquisite detail and taste. You will be impressed. The front entrance hall sets the scene the moment you step inside. You are greeted with an opulent archway, high ceilings with decorative cornice work, deep Victorian skirting, and of note are the magnificent stained glass leadlight windows that flank the original front entrance door. The home comprises three bedrooms, the main featuring an original fireplace with a cast iron insert and decorative surround and mantle. Centrally located to all three bedrooms is the superb three-piece bathroom featuring a deep free standing bath, separate shower, designer vanity and a delightful linen and storage cabinet. Further enhancing this area is the powder room with a restored and unique hand basin and an adjoining separate toilet. All faultlessly presented with unsurpassed décor that will also make an impression. The home boasts generous living areas; the formal lounge also features an original fireplace with cast iron insert with an ornate fire surround and mantle. Also complimenting this room is the spit system heat and cooling. A beautiful room with good natural light and cosy ambience. From here we step through to the custom-designed and truly fabulous kitchen where nothing has been left to chance here. Foremost is the Falcon 'Classic Deluxe 110' with five burners, two ovens (including multi-function and fan forced), and a separate grill and warming oven. Every cook's dream without a doubt! The storage options are vast, from large roll-out drawers to streamlined storage cupboards. This is a generous room with the central focus being the three-metre-long island work bench/breakfast bar with room for six people to sit. And for the avid observer, there's a sumptuous window seat to recline into. Thoughtfully designed with the dishwasher and fridge blending seamlessly into the cabinetry. This room also features yet another decorative fireplace and surround adding to the character of this fabulous kitchen. Flowing from the kitchen is the adjoining dining/living room, a characterful room once again with the home's original Lux cast iron stove tucked into the chimney breast. This is a sunny north facing room that overlooks and opens out to the alfresco living spaces through glass sliding door. You will love this whole kitchen, living & dining space, it's very special. Let's move outside where we find so much to feed the soul. First and foremost is the beautifully paved pergola area that spans the full width of the house, with lush grape vines starting to creep over the pergola structure, making this a delightful summer living area. And as it's north facing, a winter suntrap without a doubt. All of this overlooks the decadent but very manageable in-ground pool that's heated and almost new. A perfect (and almost essential) addition; this a fabulous feature. And we have more! Beyond the new Colorbond fencing and through the double access gates we find an almost 'secret garden'. This is a substantial area that features a very established orchard of apple, apricot, peach & lemon trees - full of fruit and so healthy. A good size vegetable garden, a purpose-built chook house and some serious and very useful open and lockup shedding. This part of the garden will please those of us who wish to be a bit self-sufficient. In addition to this is the lock-up garage, measuring 4m x 11m with power and concrete floor. This property offers something for everyone - a beautifully renovated home with all the important unseen work completed - re-wired, re-stumped, new plumbing and insulation in the walls and ceilings. Three split systems throughout the home and wall mounted panel heating also. A significant home with a presence of times gone by - but now truly a home for now and the future. For more information or to arrange an inspection, contact Lois De Jong on 0413 175 087.