

**29 Mitchell Street, Kyneton, Vic 3444**



**Sold House**

Sunday, 10 September 2023

29 Mitchell Street, Kyneton, Vic 3444

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 466 m2**

**Type: House**



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## Contact agent

Secure your slice of Kyneton with this stellar new listing, boasting period charm, instant liveability and a superb location just behind popular Piper Street. Be romanced by the pretty Victorian façade with its traditional verandah and iron lace work and then step inside to find a lovely fusion of old and new for comfortable 2020s living. Decorative ceiling roses and polished timber floors bring the charm while open plan living, a new kitchen, new bathroom and a European style laundry are sure to impress. In traditional style, the two bedrooms hinge off the central hallway. You will be pleased to see a WIR in the master and open shelving in the second bedroom could be adapted as built-in robes. A gas log heater here radiates its cosy warmth throughout the home. From here, the design then opens up to the spacious kitchen, dining and living area. The kitchen features a 900mm freestanding oven with a gas cooktop, timber benchtops and generous cabinetry, including pot drawers and cupboards, in a stylish grey. Note the large pantry by the dining space. The spacious rear bathroom invites relaxation in the deep soaker bath and there is a wide stepless shower, vanity and toilet here too. The open living space with a ceiling fan flows to the long rear yard with valuable laneway access. How will you use this space? There is ample room for raised veggie beds and fruit trees or perhaps your future plans involve an edgy extension (STCA). It's certainly easy to imagine moving your life here where you take a shortcut through that back laneway for a cheeky cocktail on Piper Street and soak up village life with bakeries, cafes, shops and the scenic river walk all on your doorstep. For now, enjoy the fruits of the property's excellent investment credentials, currently yielding a rental return of \$1520 p/m. Lease expires June 2024.