

# 29 Service Street, Clunes, Vic 3370



## House For Sale

Sunday, 10 March 2024

29 Service Street, Clunes, Vic 3370

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1026 m2**

**Type: House**



Angela Flowers  
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**\$495,000**

Centrally located this 60s brick veneer home stands proudly on approx. 1027sqm parcel of land. The undulating block features a large, grassed area, sealed driveway to a double garage and skillion perfect to park the trailer or camper. Step inside the back door into the spacious sunroom running the full length of the house and incorporating a third bedroom or home office, a very versatile space. Up the steps and into the house, typical of the era, plenty of cupboard storage in the spacious kitchen, featuring an upright lpg stove and sink overlooking the driveway. Large windows, allow ample light into the dining area and lounge, both including gas heaters, plus dining room has a reverse cycle split system. Two large bedrooms in the main house with a central bathroom, quite original and in great condition, the house boasts a separate shower room, to main bathroom plus separate toilet. Brand new roof and guttering and freshly painted through, this little gem is ready to move into. It's the ideal location only 500m to the heart of town, and only 600m to the train station and health service. The picturesque township of Clunes is only 25 minutes to Ballarat and 90 minutes from Melbourne, as well as a short drive to the gourmet wine and food towns of Daylesford, Talbot, Avoca, Kyneton, and Castlemaine. Clunes is self-contained with a supermarket, chemist, Australia Post agency, newsagency (including Bendigo Bank agency), butcher, as well as cafes, restaurant, pub, library, and numerous other businesses servicing the town. For more information and to arrange your inspection Please call Angela Flowers on 0437 456 908