

3/17 Brooke Street, Smythesdale, Vic 3351

Sold House

Saturday, 9 December 2023

3/17 Brooke Street, Smythesdale, Vic 3351

Bedrooms: 3

Bathrooms: 1

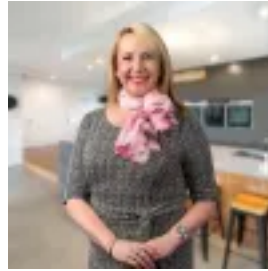
Parkings: 1

Area: 860 m2

Type: House



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\$625,000

Possessing a commanding presence in the main street of Smythesdale is this superb Historic double storey Georgian style circa 1860 home constructed of locally made red bricks by the local Blacksmith and Coach maker. Currently in the ownership of only its 5th owner, this historic home has been beautifully renovated throughout retaining many original features with the convenience of modern day. Set on a generous allotment, about 860m² in size and offering one title. At the back of the house is a brick lockable structure which is in fact a well, which holds water and could be used for the garden. On the ground floor we have a dining - living area zone with kitchen and family area adjoining plus the laundry and bathroom toward the house rear. Upstairs we have 3 queen bedrooms and a sitting room, accessed from a timber stair case. Original features includes 6 open fire places, Baltic timber floors, internal brick via a double skin offering great insulation and character with deep cornices throughout. Services connected include mains power, water and sewerage, NBN internet, wood heater and 2 RC split systems. Set amongst a well-established garden with entwining paths with older style shedding ideal as a work shop and storage, plus a tandem deep garage. One can only be impressed by the transformation this home has taken over recent years and its proximity in the prime locale on the main street, this property not only lends itself to a historic home but also the potential for cafe or gallery etc (STCA). An inspection is recommended for those wanting to become a custodian of history and character in the growing town of Smythesdale. A 15 minute drive will have you sitting in the Delacombe Town Centre and Bunnings car park. Offering an affordable price point we don't expect this home to last long. Ballarat's Best-Selling Team