

3 Bowden Street, Castlemaine, Vic 3450



Sold House

Sunday, 13 August 2023

3 Bowden Street, Castlemaine, Vic 3450

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1282 m2

Type: House

Contact agent

The Phone Code for this property is: 79598. Please quote this number when phoning or texting. This 1940s stucco-clad home sits on 1282sqm, with views over Castlemaine at the front and towards Mnt Franklin at the back. The house is walking distance to the centre of town. The home sits within a combined planting of an indigenous, ornamental, and productive garden. The floorplan consists of an entry foyer that leads to the dining room with views and the original fireplace, a north-facing living room with a solid wood heater, three bedrooms, one with wall-to-wall robes and the main with ensuite and built-in robes and a family bathroom. Central to the home is the kitchen with a dishwasher, a gas cooktop and an electric oven; and adjoining this space is a study/children's play area & laundry. The home has period features including high, decorative ceilings and polished floorboards. A large entertaining deck with a pergola overlooks the fully fenced irrigated garden designed with an abundance of fruit trees, a citrus grove, a raised veggie garden, a chicken pen, three water tanks, a separate al fresco area, shedding and a carport accessed via the rear and main entrance off Farnsworth Street. Improvements since purchase in 2020 include a 5kw solar system, electric heat pump hot water system, beautiful wood stove, and underfloor insulation. We love Castlemaine - its community, values, sense of place, creativity and more. We are happy about the idea of selling through the community networks - diverting agent fees to the buyer and local charities. We will discount the price by 1% and give 1% away from the total property value. Key terms Tenants currently occupy the place till Feb 2024 (\$650 pw), so the sale will come with rent or settlement at the end of the lease. Will send a section 32 document for signing and deposit to any serious buyers. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.