

**30 Foulkes Crescent, Clunes, Vic 3370**



**House For Sale**

Saturday, 15 June 2024

30 Foulkes Crescent, Clunes, Vic 3370

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 9125 m2**

**Type: House**



Jesse Manton  
0409166913



Paul McGourlay  
0423508070

## **\$500,000 - \$535,000**

Located a short drive from the charming township of Clunes, this home features four spacious bedrooms and two living areas. The main living area is equipped with a combustion wood fire, and there is a split system to ensure year-round comfort. The kitchen is well-appointed with gas cooking facilities, and the entire property has been freshly painted with new window furnishings. Set on 2.25 acres, this property provides ample outdoor space for various activities. It is connected to town water, has a solar system for energy efficiency, and a septic system, promoting a sustainable lifestyle. This setup makes it ideal for those looking to enjoy a rural lifestyle without compromising on modern conveniences. Clunes is a quaint town in Victoria, Australia, known for its historical significance. Situated a short drive northwest of Ballarat, Clunes offers a peaceful escape while being close to the rich history of the Victorian gold rush. Additionally, Daylesford, renowned for its mineral springs and spa culture, is only 40km away. The property's location offers easy access to these cultural and historical hubs. This property's location is further enhanced by its proximity to Melbourne, located 140km southeast, and Creswick, just 20km to the south. Clunes is perfectly situated for those seeking a tranquil lifestyle amidst a region rich in heritage and natural beauty. This property is an excellent opportunity for anyone looking to invest in a quality lifestyle in one of Victoria's most charming areas. Contact us today to arrange a viewing and experience this unique property firsthand.