

31 Mitchell Street, Kyneton, Vic 3444



House For Sale

Thursday, 14 December 2023

31 Mitchell Street, Kyneton, Vic 3444

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 450 m2

Type: House



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\$690,000 - \$740,000

Secure your slice of Kyneton, boasting period charm in a superb location just one block from popular Piper Street. Be welcomed with open arms by this elevated home, built circa 1900s this home exudes the character of its time while still accommodating the modern comforts of today. The home has beautifully retained many appealing heritage features with the original Baltic pine flooring, timber wall panelling and original fireplaces throughout, the home offers an open plan living and dining space creating comfortable and easy living. The kitchen is warm and inviting featuring an Ilve stove, rangehood and Bosch dishwasher along with a bespoke cutting bench. A centrally located bathroom/laundry services the home and is extremely functional. There are three bedrooms, the main with a BIR, a good size second bedroom with BIR's and a third which is versatile and is currently being used as a home office. This home is equipped for year-round comfort with a new Brivis ducted heating system, 6kW Daiken split system and open fireplace. The home has laneway access to the rear via a powered automatic double garage, an extra car bay (with automatic roller door), cottage style paved outdoor entertaining area to enjoy a glass of wine or BBQ with friends and family. The landscaped garden includes established hedging creating a sense of privacy, lush lawn, raised vegetable boxes, secure fencing and a garden shed (with toilet) or additional storage and options for multiple hobbies or creative endeavours. Features include -

- Full speed 100 mps nbn, with fibre cable laid out front but not yet connected.
- High end Wifi 6 access point located in lounge (to stay)
- TV in kitchen (to stay)
- Ilve oven and rangehood
- Bosch dishwasher
- New Daiken split system 6kw
- New ducted heating system
- Irrigated rear garden and lawn

Nestled in a quiet yet blue chip central locale, this property promises the ultimate location to enjoy the very best that Kyneton has to offer with some of central Victoria's best restaurants/cafes literally around the corner.