

31 Simpson Street, Kyneton, Vic 3444



House For Sale

Monday, 6 November 2023

31 Simpson Street, Kyneton, Vic 3444

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1135 m2

Type: House



Tom May
0413996185



Jenny Stewart
0408389071

\$2,100,000 - \$2,300,000

Sitting pretty in one of Kyneton's most loved streets is this rare solid brick Federation beauty which has masterfully fused period charm with the very best of 21st century living. Entering through the stunning fenced entrance and a canopy of mature trees the understated elegance of Kingston welcomes. Having recently been updated and extended which was recognised by winning the Master Builders Association Award as the best renovation in regional Victoria for 2021, the quality is evident everywhere. With Perrin & Rowe fittings and Morris & Co drapes throughout, the old and new blends seamlessly. The flexible floorplan allows for up to 4 bedrooms which are serviced by beautiful bathrooms and hydronic heating. The kitchen has integrated the Miele dishwasher and Leibherr fridge along with the cooks 1200mm Falcon to be enjoyed flowing through to the dining/living with a Lopi fire, vaulted ceiling featuring reclaimed Oak beams and Oak parquet flooring. With loads of storage the laundry finishes are consistent with the rest of the home. Built on solid bluestone foundations the home is a rare example of the era in Kyneton with the period detail having been beautifully preserved. These include the slate roof, polished Baltic pine floors, bluestone lined cellar, 12 foot high ceilings and ceiling roses. The extra large secured garage/workshop/studio and carport provides numerous options which will surely impress the car enthusiast or those wanting a home office. Kingston is without doubt a rare offering indeed, high quality, premium position and walking distance to everything this premier regional Victorian town has to offer. Is this the time to reward yourself.