

# 32 Mollison Street, Kyneton, Vic 3444

## House For Sale

Friday, 19 January 2024

32 Mollison Street, Kyneton, Vic 3444

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 530 m2**

**Type: House**



Sue Wilson  
0418387295



Robert Broadhurst  
0488300900

**\$750,000 - \$820,000**

This classic 1930s weatherboard cottage is sitting pretty in one of the town's very best locations. Just a few hundred metres from the shops, supermarkets and eateries and strolling distance to the river walk, Kyneton Train Station and sporting facilities, it boasts an A1 position from every angle. Shanya Blaze certainly recognised this spot at the heartbeat of Kyneton having fully renovated her forever home just a few doors down from this address! The house has undergone a full and professional renovation, which blessedly makes the most of its beautiful 1930s features. Just look at that façade; a classic front porch, original sash windows and the type of front door that begs to be opened...Step inside to a wide entrance hall, lofty ceilings and a home flooded in natural light. You may question 'wait it's old but it's also brand new'. Revel in the romance and comfort of both. The home has been completely renovated in chic, crisp tones of natural white and sage green, with warm black butt luxury hybrid floors. Significant investment has been made in new stumps, new plumbing, new plaster, high grade insulation and refrigerated heating and cooling. Wished for features such as the high Edwardian skirting boards, original doors and feature flowers in the ceiling plaster work remain and have been meticulously revitalised. Yes, it's simply gorgeous. There are three spacious, soft bedrooms with plush carpet. Discover a stunning built-in dressing table in the master. The rear bedroom is triple plastered and sound insulated allowing for boisterous entertaining in the open plan kitchen, dining and living area! The tasteful central bathroom, in neutral tones, features a wide shower with brass hardware and a floating vanity. There is a handy second toilet at the rear of the home. The kitchen is likewise right up-to-the minute, whilst remaining sympathetic to the home's vintage integrity. It boasts stone benchtops an induction cooktop and a Westinghouse oven. A discrete laundry with storage and valuable bench space completes this luxury offering inside. Outside, the patio is ready for an Aperol Spritz and an aperitif! Beyond the garden is private, easy care and welcomes some simple landscaping ideas. This stunning cottage will have far reaching appeal, be it as a family home, luxury weekender or the ultimate retirement pad. Be quick to inspect. \*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.