

**35 Bowden Street, Castlemaine, Vic 3450**



**Sold House**

Saturday, 23 September 2023

35 Bowden Street, Castlemaine, Vic 3450

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 707 m2**

**Type: House**



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**\$835,000**

Character-rich and conveniently located a stone's throw from the train station and a short stroll into town, this charming period home set on 707 square meters (approx.) of land enjoys an enviable address in one of Castlemaine's most sought-after streets. In traditional style, the home opens to a wide hallway with two bedrooms on either side. Both feature fireplaces with built-in robes to the sides. Beautiful wooden floors are a feature in the hall and lead you to the third bedroom; a versatile space that enjoys the northerly sunshine, making it an excellent option as a sitting room, study, or studio. Two bedrooms are carpeted. Also enjoying the northerly aspect is the light-filled living room. With its high ceilings and double windows, it captures the sunlight beautifully, creating a sense of space and comfort. Opposite the living, the kitchen and dining rooms have been combined to create an open yet cosy space that allows for everyday dining or entertaining with room to seat eight comfortably. The utility rooms and study nook are to the rear. If using the third bedroom as a study, the space at the rear would make an excellent mudroom. The family sized bathroom is also at the rear with bath, shower, vanity and toilet. Outside, the yard is fully fenced, making this a secure space for children or pets. There are established shade trees and garden beds planted with seasonal flowers, plus a veggie patch, fruit trees and 3m x 3m garden shed. Further features include:

- Reverse cycle heating/cooling plus gas heating and ducted evaporative cooling
- 3kW solar system
- Pine lined ceilings and polished wooden floors
- Wide front verandah for enjoying the morning sun
- Single car carport

A delightful home in a sought-after location with room to extend or further improve.