

37C High Street, Trentham, Vic 3458



Townhouse For Sale

Friday, 24 May 2024

37C High Street, Trentham, Vic 3458

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 245 m2

Type: Townhouse



Ceri Spain
0354241866



Charles Batten
0476633552

\$755,000

Right in the heart of trendy Trentham is THE BANKS, a most distinguished and contemporary architecturally designed townhouse. On arrival you will appreciate that no expense has been spared to achieve an exceptional look and feel. Brilliantly created and curated to reflect the design and form of the original 1880s bank building, boasting bold red face brick contrasting seamlessly with Monument corrugated Colorbond, Woodland Grey cladding, Shale Grey roofing and a delightful 'lemon delicious' yellow front door. Orientation to the North translates into a sun-drenched, light filled open plan living and dining area, with the 3.4metre raked ceiling accentuating the beauty of height and space, with feature 'lemon delicious' painted walls accentuating this internal brightness. The gourmet kitchen is a cook's paradise with every attention to detail being considered to include polished concrete-style benches, with a built in breakfast bar, double stainless steel sink with Hansa quality mixer tap, Westinghouse induction cooktop and hob to hood range hood, Westinghouse multi-function pyroclean wall oven with air fryer, Asko dishwasher, soft closing drawers to Kitchen and pull-out under bench waste bins. There are two most spacious bedrooms, both with floor to ceiling built-in robes and pure wool loop pile carpet, with the Master bedroom having fully ceramic floor to ceiling tiled ensuite with a sleek wall mounted vanity, walk-in shower recess and heated towel rail. The ingenuity of the design continues with a most practical and functional combined central bathroom and laundry, featuring ceramic floor and wall tiles, walk-in shower recess, wall hung vanity with white bench tops, hanging space for clothes and under bench hamper, all with direct external access to a fold down clothes line in the rear courtyard. A most thoughtful landscaped garden is emerging with a spotted gum front deck and North facing courtyard with travertine finish concrete pavers for an external alfresco entertaining area. Seymour topping pathway allows easy access to the rear of the townhouse for use of the fold-away clothes line and 9m² garden shed. A mixture of native and exotic plants appropriate for the Trentham cool, four season climate have been planted in all the garden bed areas, with signature planting of a mature Maple tree taking centre stage. Key features are:

- Site area 245m² internal area 95m², carport 23m²
- Double glazed powder coated aluminium windows with thermal break
- Classic Oak timber finish flooring in the open plan kitchen/dining/living areas
- Privacy and security established with 1.8-2m high Monument coloured timber fencing and lockable entry gate, painted in a soft yellow to match the front door
- Ceiling heights 2.55m with 2.55 to 3.4m raking ceiling in Living area
- Internet ready connection and TV point
- All electric, 7.4 star energy rating
- 6.64kW solar panel installation with capacity to connect to battery
- R6 insulation to roof/ceilings, R2.4 insulation to external walls. R 2.0 insulation to all internal walls
- Polystyrene insulation to underside and edges of concrete floor slab
- Apricus 260 litre heat pump HWS, designed to provide 70% energy saving compared with conventional electric or gas HWS
- Daiken reverse cycle air conditioning to Living/Dining/Kitchen area
- Noirot electric panel heaters with timers in the two bedrooms
- Ceiling fans to Living area and Bed 1

Let the single carport, with pathway access to the matching 'lemon delicious' front gate, and the exceptional proximity to all the retail shops and services in Trentham be the reason for you to seriously consider this property to be your new permanent home, a very sound investment for short or fixed term rental or the ideal B&B for you and others to enjoy. There has never been a greater incentive to consider this opportunity, so don't hesitate to visit and explore THE BANKS.