

37D High Street, Trentham, Vic 3458



House For Sale

Wednesday, 6 March 2024

37D High Street, Trentham, Vic 3458

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 307 m2

Type: House



Ceri Spain

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Fiona Kelly

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\$775,000

Let fascination and curiosity lead you to this most impressive development, right in the heart of trendy Trentham. On arrival you start to appreciate that no expense has been spared to achieve an exceptional look and feel for this most distinguished and contemporary architecturally designed townhouse. It has been 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 and Shale Grey roofing. Orientation to the North translates into a sun-drenched, light filled open plan living and dining area, with the 3.4 metre raked ceiling accentuating the beauty of height and space. Extremely spacious and flexible, the Classic Oak timber finish flooring and scale and size of the windows and double sliding doors to the alfresco area extend the entertaining space for family and friends. 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 and 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 external deck and North and East facing courtyards with travertine finish concrete pavers with Seymour toppings being cleverly intertwined throughout. 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 plantings of a mature Maple and two Silver Birch trees being cleverly incorporated. A 9m³ garden shed has been included to ensure all garden tools and equipment are on site to maintain the garden at all times. Key features are:

- Site area 307m² internal area 95m², carport 23m²
- Double glazed powdercoated aluminium windows with thermal break
- Privacy and security established with 1.8-2m high Monument coloured timber fencing and lockable entry gate, painted in a soft eucalyptus colour 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

With the single carport, with pathway access to the front gate and the exceptional proximity to all the retail shops and services in Trentham, this should 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.