

40 Kings Avenue, St Arnaud, Vic 3478



Sold House

Friday, 15 September 2023

40 Kings Avenue, St Arnaud, Vic 3478

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1005 m2

Type: House



Nathan Diss
0354474088

Contact agent

Victoria House is a notable property with historical significance as the former "Bank of Victoria, St Arnaud". Commissioned and built in 1861, the construction is of Regency Victorian style. Trading as the bank for only nine years, the property was then sold in 1870, becoming a private residence known as "Victoria House". This property is now a unique home showcasing timeless elegance combined with exquisite craftsmanship and complimented with modern conveniences and décor throughout. You will be impressed as you step inside this superbly presented home; wide hallways, high ceilings, decorative cornice and deep architraves along with feature fireplaces are just some of the remaining original hallmarks of the home. The accommodation and living space on offer is vast, with five bedrooms, two bathrooms (and two separate toilets), three separate living areas and a study. A divine state of the art kitchen features induction cook top and an Electrolux 'Steambake' oven and grill. Asko dishwasher, Franke onyx double bowl sink and stone bench tops, all colour coordinated with loads of storage and preparation area. High spec. fixtures and fittings have a visible prominence throughout. I reiterate, a divine kitchen - we all dream of this. The living spaces in the home are many and varied. We have a casual living area adjacent to the kitchen that opens out to the superb alfresco outdoor living area. A very special space with magnificent slate tiling which overlooks the rear courtyard gardens - a more peaceful ambience you could not find. Then we move to the more formal living areas, with a very generous sized lounge room, (once the original bank chamber), quite an imposing and impressive room. The presence of gold and money exchange from the mid-1860s still resonates here, it's quite palpable. Adjacent to the formal lounge is the fabulous and decadent dining room, heavy with a deep moody atmosphere, this is a superb entertaining space. Both these rooms feature open fireplaces and timber lined ceilings. Atmospheric and character filled, an entertainer's dream without a doubt. Open fireplaces also feature in four of the bedrooms and the study. Exquisite 'Black Japan' timber flooring flow through the living areas, cosy plush carpeting feature in the bedrooms and tessellated tiling in the bathrooms. The home is supported by a double Dakin ducted heating and cooling system throughout the main body of the property and split system in the kitchen area, ensuring effortless year-round comfort. Additional notable features in this home are the magnificent light fittings throughout and the impressive plantation shutters in every room. As we move outside you will find secluded rear courtyard gardens, fully landscaped with established trees and a majestic fountain in situ. The allotment is 1005 square metres, securely fenced on all sides with access to the double garage (6m x 9m with concrete floor) from Millet Street. There's plenty of secure off-street parking behind high double gates with easy access into the home. This is an exceptional property, an outstanding restoration that will take this unique home through another 100 years. Come and experience the opulence, grandeur and history that is Victoria House. Centrally located and adjacent to the Queen Mary Botanic Gardens, with the added bonus of being within walking distance to all shopping, Town Hall, art gallery and all the services on offer in St Arnaud. For more information or to arrange an inspection, call Lois De Jong on 0413 175 087.