

# 40 Learmonth Street, Queenscliff, Vic 3225



## Sold House

Thursday, 29 February 2024

40 Learmonth Street, Queenscliff, Vic 3225

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 301 m2**

**Type: House**



James Gladman  
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## Contact agent

Built by George Admans of the Vue Grand Hotel in the 1880's, this beautiful period terrace home is a rare offering to the market, in a dress circle and priceless location. Stunning original features including high ceilings, decorative cornices, ornate fretwork, polished hardwood floorboards, cast iron fireplaces and marble mantles throughout the character infused interior. A modern renovation to the rear complements the existing, adding a sense of luxury and open space along with high function. The open plan living, meals and kitchen zone benefits from an abundance of natural light, a warming comfortable space for relaxation and entertainment. Upgrades to the contemporary kitchen include Omega/Smeg appliances, Fisher & Paykel dishwasher drawer and an abundance of storage. A singular passage leads you to the rear gardens and paved patio, further amplifying the interior footprint and inviting alfresco dining in the warmer months. The addition of a luxurious master suite complete with ensuite bathroom, built in robes and pretty garden views is a welcomed addition. Further inclusions consist of Rinnai heating, split system heating and cooling, double lock up garage with rear laneway access, private gardens, vegetable/herb beds, bbq area, 2030L rainwater tank and undeniable street appeal. Just one block from the charming main street, walking distance to beautiful beaches and ferry access linking you to the Mornington Peninsula. Opportunities to own a priceless piece of Old Queenscliff history do not come around frequently.-Dress Circle Location In The Heart Of Queenscliff-Priceless Period Features Throughout-Highly Functional And Luxurious Upgrades-Perfectly Located Within Walking Distance To Beaches-An Ideal Downsize, Holiday Investment Or Airbnb (STCA)-A Rare Offering To The Market!