

40 Station Street, Coldstream, Vic 3770

Professionals

House For Sale

Friday, 17 November 2023

40 Station Street, Coldstream, Vic 3770

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1008 m2

Type: House



Jack Smith
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Pam Rankin
0438305676

\$600,000 - \$650,000

Have you got an eye for potential? Can you see beyond the original appearance of this single level home and into the future? Would you love a place to store vehicles and work on your trade in a big garage without it taking up the whole backyard? If you've answered yes, then keep reading and get ready for more enticing reasons you should buy this property. On a flat 1008m² (approx.) with suburban convenience and rural tranquility, the opportunities here are amazing for tradies and families alike. The traditional brick veneer home has a vintage charm and yes, it's seen better days so is in need of some repairs and, more excitingly, has the bones for a terrific transformation. It has a great layout to work with and spacious proportions, flowing semi-open living areas with timber floorboards, and an easy connection to the covered alfresco with built in BBQ leading to the backyard. The three bedrooms all have built in robes and share the family bathroom with separate toilet. There is a big laundry at the rear adjoining the kitchen, hinting to a butler's pantry upgrade to maximise the use of the space. The wide entrance through the old farm gates passes through another gate to the secure backyard where the full size of the property is revealed. A massive triple-bay garage with high amplitude power suitable for welding sits alongside a big lawn area with a children's cubby at the back, a few trees for shade, and still enough room left for a vegetable garden to accompany the fruiting fig tree. Around the corner you can walk to Coldstream shops, get your produce & coffee fix at the Gateway Market, other essentials at IGA, building supplies from the hardware, and celebrate your hard work with a meal and drink at the Brewery. Down the road, you can ride on the pump track and take a family walk along the Yarra Valley Trail. Kids can attend the primary school and build local friendships, play at the neighbourhood playground and skatepark, and walk the dog at Magaret Lewis Reserve before grabbing some fish and chips for dinner on the way home. If you've got the vision, we've got the property and trust us when we say this is a great value buy with so much potential. SMS '40STATION' to 0488 824 387 for more information.