

**45-47 High Street, Maldon, Vic 3463**



**Sold House**

Friday, 8 March 2024

45-47 High Street, Maldon, Vic 3463

**Bedrooms: 2**

**Bathrooms: 1**

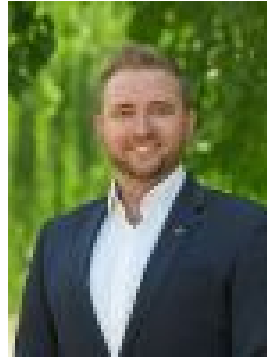
**Parkings: 2**

**Area: 364 m2**

**Type: House**



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Jeremy Bottomley

**\$1,000,000**

Renowned for the Bushells Tea logo across its street front parapet and windows, the much loved and frequently photographed Bushells Building is synonymous with historic Maldon. Built in the 1860s at the height of the goldrush and originally part of Warnock's Beehive Store, the double brick and iron two story building occupies a spacious 264sqm block in the heart of the town's vibrant shopping and café strip. Accessed via the rear lane and stroll along a brick-paved path through stone bordered garden beds to enter Bushells Loft. Through stylish eyes, meticulous attention to detail and with no expense spared this space has been converted into a sophisticated lifestyle residence where every comfort has been considered. With an interior filled with natural light streaming in through the large Dormer windows, high timber-lined ceilings, exposed Oregon beams, chic white decor and brick walls combine beautifully with the original hardwood floorboards now in Japan-black to create a contemporary urban warehouse vibe. Relax and entertain in thoughtfully crafted internal spaces comprising a free-flowing living/dining zone with cosy wood-fire heating and reverse-cycle air-conditioning. With warm, honey-toned timber benchtops, shelving and premium gas/electric cooker, the kitchen more than meets every need. A tranquil sitting area lends itself to home office/study use. Beyond, two beautifully finished queen bedrooms share a spacious, superbly styled bathroom with premium quality, period-faithful fittings including claw-foot bath ceramic hand basin and exposed copper piping detail, plus discreet Euro-style laundry. When it's time to dine alfresco, there's no better place than on the rear-facing covered deck overlooking the gardens complete with brick fireplace. Kick back and relax while enjoying blissful sunset views of nearby Anzac Hill with its hiking trails or look back over the top of town. With its impressive High Street appeal, the double-front retail space with bay windows opens through French doors to an expansive, versatile space with timber-lined ceilings and exposed hand-made brick walls. Beyond is an office plus large storage/second office space, washroom and spectacular cellar. With the retail space currently tenanted, the opportunity exists to maintain an attractive income stream while living a relaxed lifestyle in the above Loft, or perhaps offer the Loft as an AirBnB and take advantage of the town's popularity as a tourist destination. Alternatively, merge the retail space and Loft to create an expanded residence of exceptional dimensions. The options are limitless and exciting. Historic properties are highly sought-after, but the combination of history, visual presence and contemporary style and liveability make this a rare find indeed. The prospect of securing the Bushells Building is an opportunity not to be missed.