

**46 Gawler Street, Portland, Vic 3305**



**Sold House**

Tuesday, 6 February 2024

46 Gawler Street, Portland, Vic 3305

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 188 m2**

**Type: House**



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**\$479,000**

Nestled in a sought after location within walking distance to the CBD, cafe's, restaurants and town Beaches is this charming property with plenty of street appeal. This historic masonry cottage, constructed in the 1850's as a small schoolhouse, has witnessed various transformations over the years while maintaining the original features. Upon entering, two bedrooms grace the front of the property-one with a walk-in robe and the other with a built-in robe. The combined bathroom and laundry, complete with a separate toilet, are central to the living areas and bedrooms. The open kitchen with expansive benchtops, overlooks the lounge and dining areas, bathed in sunlight streaming through large north-facing windows and a bay window with decorative wooden shutters. Outside, the private courtyard offers a garden oasis for green thumbs, while a single lock-up garage with direct access via the rear courtyard adds convenience. Ideal for downsizing or as a fantastic holiday rental due to its proximity to central Portland's delights, this well-maintained property invites inspection by appointment. Contact an agent today for more details.