

# 47 Thornton Street, Clunes, Vic 3370



## Sold House

Monday, 14 August 2023

47 Thornton Street, Clunes, Vic 3370

Bedrooms: 3

Bathrooms: 2

Area: 459 m2

Type: House

**\$535,000**

Circa 1865-90, this delightful weatherboard miner's cottage was built in the height of Clunes' gold prosperity. Over the past decade the cottage has been refurbished throughout, ensuring that a piece of Clunes' golden history has been well preserved. The traditional two front bedrooms are both of a good size, with the inclusion of an ensuite with the master. The third bedroom is located off the lounge, all bedrooms have carpet floor coverings. The lounge features a wood heater, plus external doors to the garden on the East side of the home. The kitchen is well appointed with cooktop and oven, sink overlooking the garden and even though no longer in use the wood stove is still set in the brick chimney, a lovely traditional feature in the room. The bathroom comprises a separate shower and bath. With garden beds and lawns surrounding the cottage, there is plenty of space for all to enjoy. When requiring extra space for entertaining or the perfect home office, the studio featuring exposed timber rafters is the ideal area. Located only 290m from the train station and Clunes medical centre, and a short stroll of 1000m to the main street of Clunes with its cafes and array of shops. There is more than meets this eye at this great little property, make sure to arrange your inspection to truly appreciate all this property as to offer. Features include: • 3 bedrooms • 2 bathrooms • Wood heater • Ceiling fans • Split system • Town water • Town sewer • External studio • Electric hot water • 459sqm land

The picturesque township of Clunes is only 25 minutes to Ballarat and 90 minutes from Melbourne, as well as a short drive to the gourmet wine and food towns of Daylesford, Talbot, Avoca, Kyneton and Castlemaine. Plus, there is a train service to Ballarat through to Melbourne. Clunes is self-contained with a supermarket, chemist, Australia Post agency, newsagency (including Bendigo Bank agency), butcher, as well as cafes, restaurant, pub, library, and numerous other businesses servicing the town. Clunes hosts many events throughout the year, key events include The Clunes Booktown Festival in Autumn, monthly farmers market in Fraser St and a good old fashioned Agricultural show in November. For further information and to arrange your inspection, please call Angela Flowers on 0437 456 908