

**49 Hutton Street, Kyneton, Vic 3444**



**Sold House**

Thursday, 5 October 2023

49 Hutton Street, Kyneton, Vic 3444

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1024 m2**

**Type: House**



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**\$930,000**

A touch of yesteryear, with all the modern comforts, sits in the heart of this desired location. The beautiful cottage surrounded by charming cottage garden on quarter of an acre of land will transport you to another time. As you enter through the picket gate and up the front path, past the garden, there is an expectation that this is something a little rare, and it doesn't disappoint from that moment on. Through the front door, with the floor boards reaching to the glass doors at the rear, there is a view of the garden beyond. Two bedrooms are on either side of the hallway. The main bedroom, with a heart warming window seat and delightful stained glass windows, has a gas log fire and is large enough for a king size bed. The second bedroom has built in robes and a view over the garden. At the rear of the house, the living space has been extended and the original third bedroom opened up to create a modern, spacious light filled area. The kitchen set to the side, has all the modern appliances, with the piece de resistance being the centre high work table, which includes ample storage. The extension is double glazed and accesses the 'country like' rear garden with shade created by the large Ash tree in summer. Finishing touches include gorgeous light fittings from France and Italy, reverse cycle heating and cooling, two bathrooms, one within the laundry, single car garage, gas log fire, solid fuel bread oven and solar power. A quiet location, just 600 metres to shops, 400 metres to the delights of Piper Street and 300 metres to the river walk, this home says "I'm home".