

# 6 Mineral Springs Crescent, Hepburn Springs, Vic 3461



## Sold House

Tuesday, 3 October 2023

6 Mineral Springs Crescent, Hepburn Springs, Vic 3461

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 789 m<sup>2</sup>

Type: House



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**\$1,070,000**

Character-filled and beautifully renovated, this 1910's Victorian cottage provides an incredible tree-change lifestyle opportunity. With deep consideration for the natural surrounds, this stunning home exudes light and tranquillity, whilst sitting proudly on a stunning 790sqm (approx.) town allotment, right on the edge of the Hepburn Regional Park and Doctors Gully. Uniquely considered, this beautiful timber cottage home rests effortlessly within the surrounding Australian bush Landscape. Enter via a wide hallway with gorgeous original hardwood timber flooring, which connects to the large bright spacious living room. This beautiful section of the home is complete with high ceilings, vibrant Ned Kelly wood combustion fireplace, ornate features and gas ducted heating throughout the entire home. Entertaining will be a breeze in the bright country style kitchen that overlooks the private entertainer's deck. Natural light streams into the dining room from the north and west sides, with French doors that open onto the expansive sundrenched deck, providing the opportunity for alfresco dining, plus all year round entertaining and relaxing. Off the hallway are two large bedrooms, with the large main bedroom offering an original open fireplace, ornate features, plus a bright and sunny east facing window that allows for sundrenched mornings. Opposite the living area is the third bedroom with BIR's. The bedrooms are serviced by a renovated family bathroom, with a separate shower and toilet. Outside you can wander through beautiful cottage styled gardens, hosted by two magnificent historic oak trees, garden beds and some of the most incredible views across Doctors Gully. The property is fenced on either side and provide incredible privacy in a variety separate zone. Everywhere you look there is a perfect place to relax and unwind, both outside and inside. This home is outstanding with its comforts, classic design and features, and is a serene retreat right on the edge of the Hepburn Regional Park making it the ideal property. Walking distance to the Hepburn Bathhouse and Spa and the Hepburn Springs Village. Don't miss this chance to secure your dream home or investment property in one of the most in-demand regional towns in Australia. With an abundance of community facilities, shops, cafes, and restaurants and renowned for its holiday destinations, day spas and wineries. Offering an enviable lifestyle that today is becoming more in demand and challenging to secure. This residence retains the convenience of its proximity to Daylesford's main street while only 30 minutes to Ballarat, Kyneton, Castlemaine, Ballan, or Woodend, all with train and freeway access to Melbourne, life couldn't get any better. Perfect! An inspection of this property will not disappoint, please contact Gary Cooke on 0409 00 33 56 or [garycooke@jelliscraig.com.au](mailto:garycooke@jelliscraig.com.au) to arrange an inspection. Features include: \* 790sqm of beautiful cottage gardens \* 1910's Victorian Cottage \* Open plan kitchen/dining \* Original Baltic Pine Flooring \* 3 bedrooms \* 2 sundrenched decks (North and West facing) \* 1 bathroom \* Original hardwood timber floorboards \* Wood combustion fire, split system, ducted heating throughout \* High Ceilings \* Ornate features \* Separate Laundry \* 12 year old roof on entire home \* Landscaped gardens, 2 historic and magnificent oak trees \* All town services \* Beautifully renovated \* Private views across Doctors Gully and beyond \* Walking distance to Hepburn Bathhouse and Spa \* 200m from Hepburn Springs Village \* Fenced on both sides Land size: 790sqm (approx.)