

# 74A Fraser Street, Clunes, Vic 3370



## House For Sale

Monday, 22 January 2024

74A Fraser Street, Clunes, Vic 3370

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 360 m2**

**Type: House**



Angela Flowers  
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**\$700,000 - \$720,000**

Positioned in a very convenient Clunes' location this special new listing will steal the attention of small families, downsizers and weekenders alike. From this stellar address, enjoy the leisurely stroll to the town centre and train station beyond. The spacious home is fresh and up to the minute, having been completed in late 2018. Those who want to spend more time doing the things they love will appreciate the easy care and fully landscaped 360sqm block. Step up onto the wide, wrap around verandah; bring a cheese plate and a glass of wine and take in your picturesque new neighbourhood complete with creek/river views. Inside the décor is timeless and stylish. Consider warm timber floors, double hung windows, a neutral colour scheme, plush grey carpets and high ceilings. Quality appointments include double glazed windows, a camera security system and a 6-kilowatt solar system. The heart of the home is the generous open plan kitchen, dining and living area. Revel in comfort here with an ambient electric wood heater and built in television – yes, it's staying! Split system heating and cooling also provides easy temperature control. The gleaming white kitchen will please the home chef with a 900mm electric oven with a gas cooktop, stone surfaces, a deep corner pantry and informal breakfast bar. The charcoal acrylic splashback is another stylish touch and note the roll down servery window. Of the three bedrooms, all with ceiling fans, the master boasts a walk-in robe, deluxe ensuite and feature pendant lighting on either side of the bed. The further two are spacious and serviced by the family bathroom with feature tile work, a slipper bath, and a wide stepless shower. The floorplan also incorporates a laundry and due its elevation, there is fabulous storage space underneath the home. Outside, discover neat lawn spaces, established boarder plantings and a fragrant rose garden. There is valuable off-street parking space for up to three cars including a single garage. Be quick to inspect this special Clunes' offering where location, comfort and charm are uncompromised. Inspection as advertised or by appointment. Please phone Angel Flowers on 0437 456 908