

# 76 Fairview Drive, Clunes, Vic 3370



## House For Sale

Thursday, 18 April 2024

76 Fairview Drive, Clunes, Vic 3370

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



James Waterhouse  
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**\$440,000 - \$480,000**

This well presented and most different home scenario is ready and waiting for you. The main home is north-facing, of double brick construction, an open plan living and kitchen and has a single-bedroom with features like a solid fuel heater, split system, and even a spa bath for added relaxation. Set beside is a 6x6m self-contained granny flat, perfect for family guests or perhaps additional income. A generous undercover outdoor entertaining area seamlessly connects the two dwellings, creating a cohesive living space. Situated on approximately 2.8 acres (1.15ha), the property offers ample shedding, including a 7.4mx5.8m powered garage with a concrete floor and wood heater, a lined and insulated office/studio with a small sink, its own hot water system, wall heater, and air conditioner, a hayshed, a caravan port, and a solid chook yard. The land is thoughtfully divided into three paddocks, one with a stable, tack room, and round yard, making it ideal for ponies or other livestock. Conveniently located less than 5 minutes from Clunes township centre, this property offers a peaceful lifestyle within easy reach of amenities. Clunes is within 2 hours of Melbourne. It is also less than 30 minutes to Ballarat and Maryborough, and approximately 40 minutes to Daylesford, making it a desirable location with a perfect blend of tranquility and convenience.