

8 Park Avenue, Daylesford, Vic 3460



Sold House

Monday, 16 October 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 893 m2

Type: House



Annette Leary
0353481700

\$1,475,000

This beautiful home located on the edge of Lake Reserve, and within easy walking distance of Lake Daylesford, offers contemporary living at its finest. The two separate cottages have been skillfully linked by a modern architecturally designed living hub capitalizing on the uninterrupted views over Wombat State Forest. The home offers an enviable floorplan for flexibility of spaces to suit a modern lifestyle - multiple living zones, home offices or the opportunity to provide separate accommodation with its own entrance. Enter via a central hallway with access to two Queen size bedrooms and a luxurious bathroom with Euro laundry facilities and storage. As the home opens up you have a wonderful space with bi-fold doors to a screened deck. Use as a second living space, an office or even enclose for a 4th bedroom, the choice is yours. With floor to ceiling double glazed windows and sliding doors the open plan kitchen, living and dining spaces are light filled, have magnificent views of Wombat State Forest and access to the covered alfresco dining area. The stylish kitchen has all you need with ample storage, an island bench, Bosch appliances and built-in Miele refrigerator/freezer. Step down into a multi-purpose 3rd living space with its own entrance from a small deck. In combination with the master bedroom suite there is the option of creating a separate self-contained unit. Currently used as a studio there is an easy access cellar and double-glazed sliding doors to the verandah and garden. The master suite offers a large, light-filled bedroom with double doors to the verandah and plantation shutters, en-suite with double vanity and double shower head and a great size WIR. The home was designed to maximise cross-flow ventilation in the warmer months and hydronic heating, fully insulated floors, ceilings and thermal roof-blanket add comfort in the winter. Outside you will find a fully reticulated, landscaped garden, a back gate to access Wombat Forest, a double carport, two water tanks, and two areas of under-house storage, one with small workshop area. With lovely walks to everything Daylesford has to offer this beautiful property is yours to own.

Features: Originally two separate cottages now perfectly linked
Opportunity to have the rear cottage with its own entrance as separate accommodation
Entrance hall way
2 x Queen bedrooms with plantation shutters
Central bathroom with shower over bath and euro laundry with storage
2nd living space/office/other with direct access via bi-fold doors to a screened deck
Dining for 8-10, double-glazed stacking sliding doors to covered alfresco dining space- views+
Kitchen with island bench, ample storage-views+
Living with double-glazed stacking sliding doors to alfresco dining space- views+
Master suite or separate accommodation with Living space- own entrance plus access to private return verandah and garden
Easy access cellar off living space
Large Master bedroom with plantation shutters and double doors to verandah- views+WIR
Ensuite with double vanity and double shower head
Iron-bark floors, decking and exterior cladding
External automated solar blinds
Fully insulated ceiling and floors, thermal blanket in ceiling
Hydronic heating
Reticulated, landscaped garden
West views to Wombat Forest, rear gate access to forest
2 car carport
13,000 L water tank under house plus additional (4500L) tank
All town services
Under house storage x 2 areas, one with small workshop space and power, both with lights