

**8 York Street, Sale, Vic 3850**



**House For Sale**

Monday, 30 October 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1794 m2**

**Type: House**



Ferg Horan

0417123162

**\$395,000**

Built in 1874, this charming cottage sits proudly on almost half an acre (1794 sqm approx.) enjoying a picturesque rural outlook, whilst being just a short walk to town, the Port of Sale and Lake Guthridge. Well-loved by many generations, this is a once-in-a-lifetime opportunity to own a piece of Sale's history. From the moment you pull up to the property, you will understand its historical significance and timeless appeal. The front of the home has been well renovated to ensure many period features have been retained and restored. Step back in time and appreciate the Baltic timber floors, tongue and groove timber ceilings, brick fireplaces with Walhalla slate hearths and a beautiful mantle made from historic Swifts Creek timber. Currently, the home consists of one bedroom and two living areas but could quite easily be converted back to a two bedroom residence. The kitchen is simply delightful, and you will love the freestanding SMEG oven which is in keeping with the style of the period home. The back section of the home has been relatively untouched and is ready for its new owners to put their own stamp on it. For those who wish to renovate and extend the accommodation, there are proposed draft plans included which incorporate additional bedrooms, bathrooms and living areas. Notable highlights include split system air conditioning, many new windows (triple-glazed to the front of the property), rewiring, replastering, and re-stumping. With a fully fenced house lot plus an extra paddock, there is plenty of room for a vegetable garden and fruit trees, and a home for the chooks, goats, and sheep. A quaint cottage on half an acre so close to town is rare and this is a truly extraordinary opportunity. For further information or to arrange an inspection, contact Fergus Horan on 0417 123 162. Disclaimer: Prospective purchasers should make their own enquiries and refer to the due diligence checklist provided by Consumer Affairs. For a Due Diligence Checklist go to: <http://www.consumer.vic.gov.au/duediligencechecklist>