

# 80 Mitchell Street, Kyneton, Vic 3444

## House For Sale

Tuesday, 26 December 2023

80 Mitchell Street, Kyneton, Vic 3444

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1019 m2**

**Type: House**



Sue Wilson  
0418387295



Robert Broadhurst  
0488300900

**\$700,000 - \$770,000**

This classic brick veneer in its premier location offers an exciting entry into the very popular Kyneton market. Boasting a large 1019sqm block in old Kyneton, the 4 bedroom, 1.5 bathroom home is liveable and loveable as is with huge scope to value add in the future. From this address, walk to renowned Piper Street, the Campaspe River and the town centre, via the tree lined heritage streets of old Kyneton. A wrap around verandah is a welcoming introduction and will provide a shady spot for upcoming summer drinks! Inside, the home is in very good condition with some quality updates and is ready to move straight into or continue as an investment property, with rental demand very high in town. A rental estimate of \$570 a week could be achieved. The floorplan is fit for a family with 2 living spaces, 4 robed bedrooms, a large tidy, central bathroom and separate WC. Renovators may consider transforming the current laundry into an ensuite and WIR for the rear bedroom on the northern side. In charming country style, the spacious front lounge room features a wood heater, while split system heating and cooling offers easy year-round comfort. The kitchen has been updated with crisp white country style cabinets, a new freestanding stove and a large fridge nook. It flows to the light filled dining area, taking in leafy views of the backyard. From here, access the alfresco that will be your celebrated third living space. This sheltered area with a pitched roof features a natural gas connection for your BBQ and perhaps the addition of a hot tub? Beyond, there's a lush and manicured lawn, edged with established border plantings. Plenty of off-street parking is assured in the long, paved drive leading to the double carport and the large rear garage with a concrete floor, power and a wood heater will suit the home handyperson. \*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.