

84 Fraser Street, Clunes, Vic 3370



House For Sale

Thursday, 12 October 2023

84 Fraser Street, Clunes, Vic 3370

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 821 m²

Type: House



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\$430,000

Looking for something just a little bit different? Beautifully presented, its next owners will inherit a character filled and comfortable place to call home. What's more, it's on the doorstep of all of Clunes' amenities; shops, eateries, schools and the V/Line train station. A wide verandah runs along the front and one side of the home, overlooking the established gardens. Enjoy this private space as it is or develop it further if you love your gardens. Being well set back from the street allows lots of scope for the future. Inside, the design has been orientated to invite light into every area. The pitched roof with exposed beams is pleasing to the eye and further accentuates the sense of space. Wished for cottage features includes sash windows, warm timber floors and feature lead lighting. A wood heater in the living space brings more charm and cosiness come the cooler months. The kitchen follows suit, again unique and bespoke with lovely timber surfaces, a gas cooktop and dishwasher. A tidy bathroom in shades of blue with a bath and shower services the private rear bedroom with split system heating and cooling. The future certainly looks bright for 84 Fraser Street. Land bank for now and entertain many possibilities to value add; the dream shed, the addition of a tiny house or perhaps an extension to the residence (STCA). As is, this is a truly lovely offering for downsizers, investors or to feature on the holiday rental market. Features include:

- Approx. 821sqm parcel of land
- Town water
- Town Sewer
- 1-bedroom
- Outside laundry
- Venetian blinds
- Garden shed
- Gazebo
- 650m to town centre/cafes
- Zoned neighbourhood residential

The picturesque township of Clunes is only 25 minutes to Ballarat and 90 minutes from Melbourne, as well as a short drive to the gourmet wine and food towns of Daylesford, Talbot, Avoca, Kyneton, and Castlemaine. Clunes is self-contained with a supermarket, chemist, Australia Post agency, newsagency (including Bendigo Bank agency), butcher, as well as cafes, restaurant, pub, library, and numerous other businesses servicing the town. For more information and to arrange your inspection Please call Angela Flowers on 0437 456 908