

84 Kirkland Avenue, Euroa, Vic 3666



House For Sale

Thursday, 25 April 2024

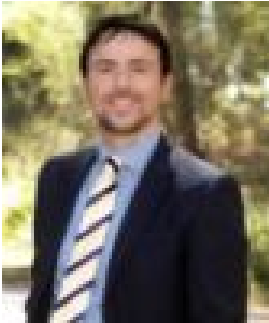
84 Kirkland Avenue, Euroa, Vic 3666

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Bryce Langsford
0413384899



Warren Langsford
0419529723

\$660,000 - \$680,000 Buyers

Welcome to 84 Kirkland Ave Euroa, a delightful slice of period history (Circa.1916) situated in one of Euroa's most sought after locations, near to the local Seven Creeks walking precinct. Approaching the property, you're greeted by the allure of classic Emu Wire, post and rail fencing that adorns the property along two street frontages. A corner gate opens the way through the gardens and up to home with a wide traditional wrap-around verandah, inviting you to sit and enjoy the tranquillity of the garden surrounds. The charming weatherboard residence boasts two main bedrooms complete with built-in robes, along with a good sized (6m x 3.2m) sunroom that could function as a home office, additional living area or possible option as a converted third bedroom. The main lounge and adjoining sitting room exudes warmth and character, with French doors providing access out to a smaller deck where you can enjoy a morning cuppa. The kitchen offers a functional layout designed for ease of use, and higher ceilings along with timber laminate flooring installed in the hallway, living areas and bedrooms provide timeless appeal. Ducted evaporative cooling, split-system air-conditioning and gas heating have also been added for year-round climate comfort. Situated on a double sized block (1482m²), the property is divided into several well-planned zones that create a sense of private tranquillity. The gardens boast a range of soft plantings, ground covers, along with mature shade trees that offer canopies of protection during the warmer months. An open paved area on the East side of the home is an ideal place to relax and entertain guests. There is a garage accessible from Atkins Street, separate workshop with ample space for storage and tinkering on projects, along with a second off-street access that leads to a storage port and space for a caravan or trailer. Embracing sustainability, the home is equipped with a 12-panel solar system (approx. 3 years old), offering energy efficiency and cost savings. There is also access to a bore for garden watering. With its blend of period charm, modern comforts and an extra large block, 84 Kirkland Ave Euroa offers a unique opportunity to own a lovely piece of history whilst being within walking distance to local shopping and parklands. Don't miss your chance to make this enchanting property your own.