

# 87 Eaglehawk Road, Ironbark, Vic 3550



## House For Sale

Thursday, 14 March 2024

87 Eaglehawk Road, Ironbark, Vic 3550

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 905 m2**

**Type: House**



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**\$450,000 - \$490,000**

Sophistication and pristine presentation share the classic architecture of this undeniably graceful weatherboard and roughcast residence on an elevated allotment in historic Ironbark. A front verandah with impressive columns, double entrance doors and a wide foyer heralds the way to elegant, generously proportioned rooms. Exceptional accommodation includes a lounge room with stunning curved art deco fireplace, and two spacious bedrooms. Fitted with timber shelving and a traditional glazed brick fireplace, the dining room would also make an ideal third bedroom or study. The modern sunroom incorporates the laundry and a spacious living area, with stunning slate flooring echoing the fireplace hearths at the front of the home. Polished hardwood floors flow beneath the lofty 3m decorative ceilings, with refined etched glass detailing and art deco accents enhancing the home's elegance. Further valuable additions include solar panels, water tanks, security window and door coverings, wall mounted heating and split system heating and cooling. Aptly encircled by the lush growth of glorious cottage gardens, the landscaping is entirely complete. Changing with the seasons, the colourful array provides privacy and scenery for the bedrooms and living areas to enjoy. A very spacious 905sqm parcel of land, with potential for a two lot subdivision (STCA). New Chum Lane runs along the rear of the allotment, which currently has double gates opening to a steel shed for vehicles or storage. The heritage rich area is 4 minutes from the CBD, 5 minutes from Eaglehawk, just around the corner from the Goldmines Hotel and adjacent to the Victoria Hill Historic Digging Reserve. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>