

14 Talbot Road, Clunes, Vic 3370



House For Sale

Thursday, 25 January 2024

14 Talbot Road, Clunes, Vic 3370

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 4048 m2

Type: House



Katie Minchinton
0447207322



Andy Tunbridge
0422605677

\$775,000 - \$850,000

This meticulously renovated Victorian brick home dates back to 1851. Nestled on a sprawling approx. 1-acre block of established gardens, this property boasts not only a glimpse into the past with its historical values and integrity but also a seamless blend of traditional character and contemporary living. The 2-bedroom with additional sleeping loft bedroom and 1-bathroom residence exudes elegance both inside and out. Thoughtful renovations allow the beauty of the outdoors to flow seamlessly into the living spaces. With polished floorboards, high ceilings, and open fireplaces, this home offers a warm and inviting atmosphere. Modern comforts, including split systems and ceiling fans, complement the historical features, ensuring a perfect balance of tradition and convenience. Situated amidst park-like gardens, this property is a tranquil sanctuary. Two ancient oaks stand proudly as centrepieces, creating a picturesque backdrop for outdoor living. Delight in various outdoor rooms, each with its own unique focus—whether it's the fruit orchard, silver birches, or rock gardens interwoven with clever planting of herbaceous and native plants. The hard work of dry-stone walling and establishing hedges has been expertly crafted, providing a ready-made lifestyle property for you to enjoy. The heart of this home lies in its modern galley kitchen, designed for both functionality and style. Ample storage space and contemporary appliances make it an ideal haven for culinary enthusiasts who love to entertain. Whether you're enjoying the open fire on a chilly evening or hosting gatherings in beautiful outdoor spaces, this Victorian gem promises a lifestyle that blends the charm of yesteryear with the comforts of today. Beyond the enchanting gardens, the property offers stunning views of Mount Beckworth and the bucolic country pasture to the rear. Enjoy the convenience of being within walking distance of Clunes' historic township, experiencing the charm of the countryside while still being connected to local amenities. This property is strategically located, with a 25-minute drive to Ballarat, 15 minutes to Creswick, and easy access to the Western Freeway via Miners Rest. Making Melbourne CBD just over an hour and a half drive away. Don't miss your opportunity to own a piece of history in this idyllic setting. Key Features:

- Three bedrooms & 1 bathroom
- Beautifully renovated inside & out
- Large 4048m² block with potential for subdivision STCA
- Expansive decking and gardens for outdoor dining and BBQs
- Garage and sheds for practical storage
- Town water supply & sewerage

This property can be viewed at advertised inspection times or by appointment. Contact Katie Minchinton on 0447 207 322 for more information.