

18 Western Avenue, Hepburn, Vic 3461

BigginScott

House For Sale

Tuesday, 25 June 2024

18 Western Avenue, Hepburn, Vic 3461

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 611 m2

Type: House



Rae Corris

0353482328

\$670,000-\$700,000

Step into the serene "Artisan Retreat," a picturesque country cottage tucked away in a quiet residential area close to Hepburn Springs village. From the moment you arrive, you'll be captivated by its charming white picket fence and surrounding established low-maintenance gardens. This lovingly renovated cottage has a new roof and been freshly painted throughout, seamlessly blending its original charm with modern comforts and artistic touches. The east-facing front offers a perfect place to start your day. Inside, the open-plan living room and kitchen create an inviting atmosphere centered around a cosy wood fire, ideal for relaxation and conversation. The cottage has two bedrooms (plus one bedroom in the studio) – one bedroom features sweet highlight windows and the other has a charming bay window that bathes the room in natural light and overlooks the garden. The bright central bathroom has a vanity and luxurious deep spa bath, perfect for unwinding after a long day. A hallway with a double storage cupboard leads to a separate toilet and an undercover rear porch, which houses the convenient external laundry. Outside, the rear deck offers treetop views of the nearby bushland gully to the west, providing a peaceful retreat for entertainment and relaxation. Completing this enchanting property is a versatile separate studio equipped with split system heating/air conditioning, catering to a variety of uses including a third bedroom, home office, art or music studio, yoga or meditation space. "Artisan Retreat" promises not only a place to call home but a tranquil haven where historic charm meets contemporary elegance, inviting you to embrace a relaxed lifestyle in this highly sought-after location. Currently operating as holiday accommodation though ideal for permanent living or rental investment (rent assessed at \$460-\$495 per week). Inspections by appointment only. For further information please contact Rae Corris 0408 358 772 rcorris@bigginScott.com.au • Land area 611 sq.m. Low Density Residential Zone – Hepburn Shire • Electricity, sewerage, town water, NBN, LP gas • Living room has wood fire plus split system heating/air conditioning. Split systems also in each bedroom and the studio • Kitchen has electric/LP gas stove. Dishwasher • Bathroom has deep spa bath with shower over, wide vanity with storage. Separate toilet. Euro laundry on rear undercover porch • Fully lined and insulated studio. Adjoining carport • Securely fenced established garden and lawns • Bush walks to nearby Cobblers Gully, and an easy walk to the Hepburn Springs village shops, cafes, entertainment and therapy venues