

**34 Doveton Street, Elphinstone, Vic 3448**



**House For Sale**

Thursday, 11 July 2024

34 Doveton Street, Elphinstone, Vic 3448

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 4086 m2**

**Type: House**



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**\$645,000-\$675,000**

Quiet and private on an acre (4086m<sup>2</sup> approx.), this three-bedroom property offers the opportunity to live a country lifestyle with the potential to subdivide (STCA) in the future; the property is in the Township Zone. The township of Elphinstone provides a pub, CFA, post office, the primary school is just around the corner, and there's easy access to the Calder Freeway for Melbourne (80 minutes) and Bendigo (30 minutes). Locally, it's 10 minutes to Castlemaine for retail, schools, amenities, sporting facilities and the train, and a little further to Kyneton, heading south. With a view of Mount Alexander, the home features entry into the open plan north-facing living with dining and kitchen. The living space has a solid wood heater, a split system, a ceiling fan and a sliding door to the front deck. The kitchen overlooks the paddock and provides a freestanding gas cooktop with an oven (bottled gas) and a pantry, and the bench allows for bar-style seating. Of the three generous bedrooms, two have built-in robes, a central bathroom has a bath, shower, vanity, a separate toilet and the laundry with external access to a small rear deck and the backyard. The home has been newly painted and re-carpeted and has mains water and power. The property includes a 3.3m x 6.3m carport, a second 6m x 6m carport with an adjoining 6m x 12m garage/workshop & studio, with power and roller door access, a water tank, a low maintenance garden and the bonus of a paddock with shedding, water and the potential to sub-divide (STCA). With the potential to create your dream country home, this quiet, private property is the ideal downsizer or foot-in-the-door real estate opportunity.