

34 Townsend Street, Mortlake, VIC, 3272



House For Sale

Friday, 16 August 2024

34 Townsend Street, Mortlake, VIC, 3272

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House

Stylish Heritage Gem with Endless Potential

Set in the increasingly popular South West Victorian township of Mortlake sits this perfectly charming Victorian era weatherboard home. Built in 1864 and rich in history, this beautifully presented home offers an instant sense of warmth and style.

Superbly renovated throughout with 4 bedrooms and 2 living rooms, this gorgeous home retains many classic period features reminiscent of the era. Boasting a light neutral colour palette throughout, the lovely central entrance hallway and high ceilings provide a sense of space whilst the original floorboards and red brick chimneys offer a hint of yesteryear.

Positioned at the rear of the home, the light filled kitchen, overlooking the north facing rear yard, features an original exposed red brick hearth housing an old wood stove as well as the all important modern conveniences including a stainless steel 900mm oven with gas cooktop and dishwasher. With ample cabinetry and bench space on offer plus an adjoining dining room, there's plenty of room to prepare and enjoy meals with much loved family and friends.

The centrally located living room is also sure to impress, adjoining both the kitchen and dining room, the living room features a large bay window and very cosy wood heater as well as an efficient split system, making it the ideal space to relax and unwind no matter the season.

Offering 4 spacious bedrooms, a large central family bathroom plus a second living room, the functional floor plan provides sought after versatility, with the option to use the 4th bedroom as a study or the second living room for your favourite hobby or a library - the choice is yours.

Outside you'll find a north facing secure rear yard, great for children. Not to mention a separate wooden fenced yard which is currently home to 2 very inquisitive goats as well as an adjoining very cute chook pen. There's also plenty of room for a veggie garden and your very own orchard, should you wish.

Situated on 2,043m² (approx.) with 2 separate street frontages, there is a rustic 3 bay open shed suitable for vehicles/trailers with plenty of space to build additional shedding or the potential to subdivide (STCA) - the possibilities are endless.

Conveniently positioned only moments from all that Mortlake has to offer, including a range of schools, healthcare facilities and retail shops. Mortlake also boasts a range of sporting facilities including tennis, swimming, football and netball as well as a bowls club. All of this sits within 30 minutes drive of Warrnambool, making your job opportunities limitless.

Don't miss this rare chance to own a piece of Mortlake's history. With ample room inside and out, this character filled Victorian gem needs to be inspected to be truly appreciated. Contact us today to arrange a viewing and experience the charm and potential of 34 Townsend St Mortlake!