

**9 Fountain St, Maldon, VIC, 3463**



**House For Sale**

Saturday, 14 September 2024

9 Fountain St, Maldon, VIC, 3463

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## **Grandview a property of undeniable appeal and charm**

Grandview is a property that more than lives up to its name. Backing onto Anzac Hill, the high-set, sweeping allotment of 1,656sqm (.4-acre) enjoys stunning panoramic views over Maldon's township and across to the Nuggety Range. But it's not only the views that are grand; Grandview's residence is the very essence of Maldon's rich goldfields history.

An exceptional example of Victorian architecture, the home is solidly built and of impeccable condition and presentation both outside and in. Oozing charm and character throughout, the beauty of Grandview is in its authenticity; an authenticity that while presenting a snapshot of 1880s life, also delivers thoroughly stylish, relaxed indoor/outdoor living. A chic white palette, 10' ceilings and large sash windows in all rooms ensure a light-filled interior complimenting the beautiful Baltic floorboards flowing through the home. In keeping with its era, the floorplan is traditional with an entrance hallway off which are two elegant queen-size bedrooms each with open fireplaces. The cosy sitting room is warm and welcoming; an open fireplace with decorative mantle adding to the charm. The kitchen boasts pressed metal detail behind a gas cooker while the beautiful dining area has French doors to a lovely garden-set alfresco patio. The bathroom with its claw footed bath, brass tapware and fittings is an appropriate representation of its era. There's also a convenient mudroom for coats and boots plus a well-proportioned laundry.

The view from the north-westerly facing front verandah is simply sublime. Stately trees grace both side boundaries while the front garden is a mix of lawns and winding pathways around cottage gardens that lead to a pedestrian gate onto Fountain Street. Adjacent is a sealed driveway passing through side lawns that flow through to the rear lane which also hosts vehicle access. A good size shed at the home's rear is excellent housing for garden tools and firewood. The property is serviced by all town utilities.

A heart of town location means that everything vibrant, historic Maldon has to offer is within strolling distance. Additionally, the beauty of sunrises and sunsets from the top of Anzac Hill are literally at your back doorstep. For the discerning buyer seeking a superb slice of Maldon's history; as one of the town's true gems, Grandview is a property that delivers on every level.