

# 46 North Street, Avoca, Vic 3467

 buymyplace

## Townhouse For Sale

Saturday, 29 June 2024

46 North Street, Avoca, Vic 3467

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 3000 m2

Type: Townhouse



buymy place  
1300289697

**\$400,000 – \$440,000**

Phone Enquiry ID: 228265 House is 1930's era and has two main rooms with rare pressed tin ceilings, and two others with pressed tin dado. It is high roofed and high ceilinged, which creates a feeling of plenty of space. Main living area, (kitchen, dining and lounge) is heated and cooled with a good reverse cycle system. Two fireplaces for supplementary heat. There is also an evaporative cooling system. (Not in current use.) Kitchen is galley style well designed for efficient use and cleaning, and great storage capacity. Bedrooms are all larger than an average modern build. All windows (bar the kitchen, laundry and bathroom), are old style tall and narrow and very charming, and the verandah covers half the house circumference, with great sunset views to the foothills of The Pyrenees Ranges. The garden ensures food self sufficiency, with room to feed more than two if required. Veg garden with good soil and extensive range of fruit trees. (Lemon, almond, pomegranate, mulberry, plum, apple, pear, olive, feijoa, and several grapevines, with some loganberries also). There is a small cut flower setup which could be expanded given infrastructure investment and available space. There is also extensive ornamental gardens, mostly native which is great bird habitat. As a horticulturist of decades going to miss this garden! Around 90% of the garden is under drip irrigation. There are also 2 water tanks to help with water bills, (One attached to tap in kitchen for drinking, the other for the garden). The roof has eighteen solar panels, Also the half of house not covered by verandah is recently clad, to avoid repainting costs. I will be downsizing due to necessity for retraining after health issues. (Yes the course is expensive). If you like the country, clean air, good people as neighbours, are interested in a more sustainable lifestyle and historical house with lots of good possibilities I can recommend a closer look. This area is known for its award winning wineries and is part of the golden triangle. (Gold mining.) I look forward to hearing from you.