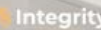




8 Park Road, Warburton



Quaint & Quirky Period Home Close to Town

Step back in time while enjoying modern comforts in this charming period home nestled in the heart of Warburton with an easy 5 minute walk to the town centre. Perfectly blending the allure of yesteryear with today's conveniences, this unique property is a rare gem.

Immerse yourself in the character and charm of leadlight windows and high ceilings, evoking a sense of history and elegance. Recent upgrades include double-glazed windows and Blackbutt laminate flooring, offering both style and energy efficiency. The bathroom has been recently renovated to accommodate a disabled person creating a large light filled bathroom with a step free shower and 2 toilets in the bathroom upstairs – including an Asian squat toilet. Upstairs the home has 1 bedroom and a study, providing flexible space for work, relaxation, or creativity. Step free access to the front door. Choose how you would like to keep warm – hydronic heating, reverse

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 530 m²

Price \$750,000 - \$810,000

Property Type Residential

Property ID 515

Land Area 530 m²

Agent Details

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cycle air-conditioning or enjoy wood heating with a charming Jotul wood heater.

The lower level boasts a self-contained unit with a separate entrance, hydronic heating, its own bathroom with shower and toilet, kitchenette, a wall bed and a reverse cycle split system.

Ideal for guests, extended family, or a B&B income.

Relax and unwind on the verandah that encircles three sides of the home and enjoy sun from the rear taking in the north facing aspect, perfect for enjoying the peaceful surroundings. The backyard opens to breathtaking views of the mountains and is a haven for self-sufficiency, featuring a chicken coop and ample veggie boxes for your home grown produce. Reduce your electricity bills with double glazing, solar collectors on the roof and tank water is available for gardening and home use along with mains water.

Enjoy the best of Warburton with a short stroll to the township's cafes and coffee shops, the bus stop, a supermarket, a local doctor, pharmacy plus the Yarra River, and scenic walking tracks. Embrace the lifestyle this vibrant community has to offer.

This property is a testament to thoughtful design, where every detail has been considered. Whether you're looking for a serene retreat or a home with character, 8 Park Road, Warburton, is a must-see. Don't miss the chance to make this one-of-a-kind house your next home.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Integrity

Yarra Valley & Kinglake Ranges