

54 Morton Street, Learmonth, Vic 3352



House For Sale

Sunday, 26 May 2024

54 Morton Street, Learmonth, Vic 3352

Bedrooms: 5

Bathrooms: 1

Parkings: 6

Area: 2 m2

Type: House



Nick Quinlan
0416292652



Matthew Stevens
0418501323

\$2,100,000 - \$2,300,000

Set high in Learmonth on approx. 6 acres, this impressive heritage home offers breathtaking views from sunrise to sunset, encompassing the lights of Ballarat, the serene country vistas over Lake Learmonth, and the celestial beauty of the Aurora Australis. This property presents a remarkable opportunity for those looking to complete its story and create a dream home. This enchanting residence features five spacious bedrooms, including a master bedroom with designated ensuite space. The large formal lounge room boasts access to a return veranda, offering expansive views through large sunny windows and featuring a cozy fireplace with a slow combustion wood heater. The spacious country kitchen is a cook's delight, equipped with stone benchtops, a generous island bench with a breakfast bar, and a large walk-in pantry with convenient access to the laundry. Adjacent to the kitchen, the family room is designed for comfort and practicality, featuring built-in cabinetry, a freestanding wood heater, and doors that open onto the rear decked area. The bathroom is generously sized, featuring a classic clawfoot bath, a separate shower, and a double vanity. The central grand 67-foot hallway is a standout feature, offering access to the bedrooms, lounge, and the rear of the house. Unique architectural details set this home apart, including original pressed metal ceilings and walls, complemented by polished timber floors throughout. The rear deck off the kitchen and living space offers a perfect spot to enjoy the views, while the front and side verandas provide tranquil spaces to relax and reflect on the ever-changing scenery. Externally, the property is designed for functionality and space. A large shed provides ample storage for the handyman, complete with mezzanine flooring for additional space. Property is on mains sewerage, has 11,000 Gallon tank water (mains water available). Commanding a prime position on Bankin Hill, this home is conveniently located just minutes from the Western Highway and a short 15-minute drive to Ballarat. Learmonth itself is a vibrant community with a popular café, cidery, hotel, bowling club, and football and netball club, as well as Lake Learmonth, ideal for recreational water activities. The property spans 2.45 hectares (6.12 Acres) across two crown allotments, zoned for township use, offering significant potential for further subdivision and development (STCA). This presents a unique opportunity for the astute buyer to capitalize on future growth. While the property is being sold as a whole, the vendor will consider selling the house and the second title separately (by EOI). This unique property is seeking a new owner ready to make it a statement home. An inspection is sure to impress.