

# 140 High Street, Charlton, Vic 3525



## House For Sale

Wednesday, 8 January 2025

140 High Street, Charlton, Vic 3525

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 3738 m2**

**Type: House**



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**\$489,000**

Welcome to 140 High Street Charlton, a unique property that offers so much to so many with three bedrooms, two bathrooms, two living areas and a decadent fully landscaped inground pool. This property gives you so much, and just keeps giving with just under one acre on three titles. This modern mid-century style home and property will definitely impress, so let me walk you through. From the outset we are greeted by a most unassuming street frontage that belies what is beyond the facade of this unique property. The convenient double carport is at the front of the property and the secluded entrance door is to the left side of the home. It's all about style, practicality and easy living here, with superb presentation throughout. The home comprises three bedrooms, main with ensuite and all with built-in robes. There is also a separate study that could also be a fourth bedroom if required. Two generous living areas and a fabulous kitchen with electric appliances, pantry cupboard, dishwasher and loads of bench space including a breakfast bar. One of the classic features of this style of home is the expansive open plan feel with all the living areas leading into each other, best described as the perfect Christmas house for those large family gatherings. But on the other side of the coin, all the hidden cavity sliding doors can close this home into separate and cosy living rooms. A brilliant and practical design that most will appreciate. The interior of the home is warm and earthy with timber lined ceilings and genuine terracotta tiled floors throughout the living areas. Another notable feature of this unique home is the wall of floor to ceiling windows with external door access, allowing all the living areas to overlook the north facing undercover terrace area, a shady summer retreat amidst the lush courtyard gardens, and a suntrap in the winter. The calm and Zen-like atmosphere flows through the house from this fabulous area. The home features all the necessary heating and cooling options for optimum year round comfort with a convenient split system, evaporative cooling (a new system installed) and a super efficient solid fuel heater for that winter ambience and unbeatable heating. All the boxes have been ticked here. Now let's move outside where you will definitely find some resort style living with the magnificent 7.5 x 3.5 metre inground salt chlorinated pool. All set amongst beautifully landscaped and established gardens - you will be impressed. The pool is all automatically set up and runs the filter and cleaning during the day with the benefit of 6.6kW solar panels that keep all your energy bills to a minimum. You will just love this area. As we move past the pool area down the garden path and through a rear gate to yet another dimension of the property that just keeps on giving, we find an amazing space of just under 3/4 of an acre (2890m<sup>2</sup>) with direct access to Clark Street. This beautifully maintained allotment is made up of two separate titles, and being within the Township Zone, they could be further developed (STCA) or sold off separately. It's also an ideal area for the construction of a large shed for a tradie with the Clark Street access, or simply fabulous space for the kids to play footy, the dogs to run or an orchard and veggie patch gardens. The choice is all yours. Options and choices, there's so many. And I reiterate, this property just keeps giving. The property is securely fenced with established gardens; a well maintained home that oozes character. So, if you're looking for an established lifestyle property right in town with space, options for the future and a fabulous home, then this property is a must look at on your list. For more information or to arrange a viewing, contact agent Lois De Jong on 0413 175 087.