

# 19 Church Street, Kangaroo Flat, Vic 3555

## House For Sale

Tuesday, 7 January 2025



19 Church Street, Kangaroo Flat, Vic 3555

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1180 m2**

**Type: House**



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**\$880,000 - \$940,000**

The main house stands proudly as one of Kangaroo Flat's earliest permanent structures, brimming with warmth and character thanks to its lovingly preserved heritage details. As you enter, you're greeted by lofty 12-foot timber-lined ceilings, a charming timber mantle over the original fireplace, and a backdrop of decorative cornices, ceiling roses, and corbels that speak to its historical elegance. Modern comforts such as a contemporary bathroom, ducted heating and ducted cooling systems plus a delightful country kitchen seamlessly blend with the home's classic charm, ensuring a life of ease and enjoyment. At the front of the home, three spacious bedrooms reside off the central hallway, two of which boast built-in robes and ceiling fans, promising comfort for restful nights. A formal lounge, also opened off the hall, showcases exquisite stained-glass windows, adding a touch of artistry to your everyday moments. The family bathroom, featuring a stylish double vanity, alongside a spacious and sunlit laundry with an additional powder room, ensures that every need is met with convenience and care. As you move to the rear of the home, you'll discover an expansive open-plan kitchen and dining area, where contemporary country-style cabinetry and top-of-the-line appliances coexist beautifully within the grand old walls. The inviting timber fretwork, picture railings, stained glass windows, and generously sized rooms enhance the home's sense of grandeur, creating an atmosphere that is both sophisticated and welcoming. Adjacent to the dining room awaits a large living room, graced with dual aspect windows that invite natural light to dance through the space, creating the perfect setting for cherished gatherings. Sitting on over a quarter of an acre, the entire property is fully fenced, providing a safe and serene sanctuary. An established cottage garden blossoms at the front, harmonizing wonderfully with the charming bullnose verandah and intricate iron lacework. Step through the French doors from both the dining and living rooms to reveal a fabulous alfresco area where outdoor dining becomes a joyous affair all year round. With mature trees casting shade and bearing fruit, this space is truly a retreat for the soul. The property boasts extensive shedding, including a recently constructed two-storey garage at the rear, measuring 8m x 9.3m on both levels. Equipped with convenient external commercial stairs for easy access and thoughtful LED lighting throughout, this impressive space is as functional as it is stylish. The generous 4.2m wide roller door allows for effortless vehicle entry, complemented by personal doors both upstairs and downstairs, providing flexibility for your needs. Access is made simple through newly installed lockable colorbond gates leading into the backyard. The main driveway offers a recently updated 7.2m x 6.9m garage, complete with a new remote roller door and upgraded lighting, along with additional parking for two cars in front, ensuring convenience at every turn. Adding to this delightful property is a fully self-contained cottage nestled at the rear, offering a bedroom, bathroom, laundry, kitchen, and living area. This cozy retreat, enhanced with new reverse cycle air conditioning, LED lights, and ceiling fans, is a dream come true. The kitchen is thoughtfully equipped with a dishwasher, oven, and four-burner electric cooktop, making it perfect for culinary adventures. Whether it be a granny flat, a teenager's haven, a home business, or an inviting Airbnb, this cottage has endless possibilities. With its own private driveway and carport, complete with a new solar-powered sliding color bond gate, it embodies independence and comfort. This property isn't just a house; it's a place to create memories, to feel at home, and to embrace the joys of life. Located on the Melbourne side of Bendigo, this grand property is just an hour and a half from the state's capital, whilst also walking distance to all amenities, including the Kangaroo Flat train station. This is a fantastic opportunity for a buyer who is looking for more out of their home yet still seeking a small piece of Bendigo's outstanding heritage beauty.\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\*A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>