

**20 Drake St, Malmsbury, VIC, 3446**

**BROADHURST**  
Macedon Ranges | Central Highlands | Spa Country

**House For Sale**

Saturday, 16 November 2024

20 Drake St, Malmsbury, VIC, 3446

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Robert Broadhurst

## Plentiful Offerings in a Charmed Setting

Not only will the whimsical charm of the residence and setting romance you at 20 Drake Street, upon an inspection, the investor and future planner in you will also be shouting YES! You see, by becoming the proud purchaser of this property, opportunity presents itself threefold.

Firstly, a fully refurbished 2 bedroom miners cottage fronts Drake Street. Secondly, a wide side driveway introduces the private, independent and very endearing barn. And lastly, at the rear of the property, fronting Bennett Street, a 1,539sqm parcel of land that has been approved for subdivision.

### The Cottage:

Renovated with personality, style and longevity in mind, a walkthrough of this home leaves a lasting impression. Updates you will appreciate included new exterior timber and Colourbond cladding, a new kitchen and bathroom and split system heating and cooling. Warm timber floors and architraves bring the country charm. The split-level design oozes character thanks to its vibrant colour palate and careful design choices. There are 2 bedrooms, a beautifully renovated, dual access bathroom and 3 living areas across the cosy, split-level design. You will be hard pressed to choose your favourite spot; will it be in front of the wood heater, the kitchen/dining area with the window seating nook or the rear lounge with garden and countryside views?

### The Barn:

Warm, stylish and unique, the barn with its flexible floorplan offers a bonus space that perfectly compliments the cottage. With a mezzanine level, concrete floors, a wood heater and certified bathroom, the barn is the ideal workspace for all activities permissible in a class 10a building.

### The Land:

This neat and flat parcel of land with stunning views is a blank canvas. With a wide frontage, it will accommodate a range of design choices and at 1,539sqm, there will be room for shedding (STCA). The options here are endless. Build your dream home on the rear block or sell the rear block and benefit from a fast return on your purchase. This will certainly be an exciting discussion to have with your loved ones!

**\*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**