

**22 Alma Road, Beechworth, VIC, 3747**



**House For Sale**

Thursday, 28 November 2024

22 Alma Road, Beechworth, VIC, 3747

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **History, Charm, and Development Potential - Just a chip away from the golf course**

Originally constructed in the 1870s, this captivating granite home combines timeless character with the best of modern living.

From its inviting stone walls to an impressive renovation, this property offers the perfect blend of history and style and its subdivision and development potential!

Located within the General Residential Zone (GRZ1) and void of any Heritage or Bushfire Management Overlays, this parcel of approx. 6,719 sq. m. is suitable for residential development (STCA).

But if you are after a family home on over an acre and a half in town, across from the golf course and the Murray to Mountains Rail Trail, then this could be the one.

The heart of the home is the custom-designed kitchen, complete with ample storage, generous bench space, and electric cooking, all while enjoying serene garden views.

An open-plan living and dining area creates the ideal space to gather, with a large split system ensuring year-round comfort. Step through to the covered veranda-the perfect spot to relax or entertain.

The two original bedrooms feature high ceilings, with one including an inviting wood fireplace. The spacious master suite is privately located, opening directly to the veranda-ideal for your morning coffee. It also includes a split system, walk-in robe, and ensuite for added convenience.

The central bathroom is well-appointed with a deep bath, shower, and vanity, while the separate toilet adds practicality.

Improvements to the home include new veranda rafters and battens, new colorbond roof and a 6m x 3.1m approx. secure colorbond shed.

With a rich history, thoughtful modern updates, and proximity to the golf course, this is a property full of potential.

Don't miss the opportunity to make it yours!