

275 Kingston Road, Kingston, VIC, 3364



House For Sale

Tuesday, 26 November 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

'Hedgerow'

Set along the iconic Kingston Avenue of Honour, Hedgerow is a breathtaking 9.31-acre estate showcasing timeless Victorian charm and extraordinary botanical beauty. Enveloped in fertile red volcanic soil, the property features sweeping views of the Great Dividing Range and Victorian Pyrenees.

This remarkable estate comprises a lovingly restored Victorian-era weatherboard home, a two-storey brick barn transformed into versatile guest accommodation and extensive outdoor infrastructure.

The home's Victorian origins are evident in its high ceilings, Baltic pine floors, ornate ceiling roses, and a grand timber fireplace. Thoughtfully updated, the interior includes three bedrooms, two bathrooms, classic lounge and dining rooms, and a sunroom with tranquil garden views. The kitchen boasts modern fittings while preserving its country charm.

French doors lead to a wraparound veranda, seamlessly blending indoor and outdoor living. Comfort is ensured year-round with hydronic heating, solar power, split-system air conditioners, and an open fireplace.

The stunning gardens, celebrated in House and Garden and ABC Gardening, offer rose gardens, fruit trees, arboretum, and garden rooms defined by hedges, alongside productive paddocks and a veggie patch. Beyond the gardens, two productive paddocks cater to hobby farming or livestock.

Additional features include a timber cubby house, potting shed, flower shed and original corrugated iron stables. Practical outdoor infrastructure includes three lock-up garages, a chicken coop and a bore with drinkable water for garden and livestock use, supplemented by town water access.

Located just seven minutes from Creswick, 20 minutes from Daylesford, and a short drive to Ballarat, Hedgerow delivers an unparalleled lifestyle opportunity.