

**28 Piper Street, Kyneton, VIC, 3444**

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

**House For Sale**

Saturday, 16 November 2024

28 Piper Street, Kyneton, VIC, 3444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Robert Broadhurst

## Bridging the Past and Present on Piper Street

SALE BY SET DATE: Monday, November 11th 2024 at 6pm

Prepare to embark on a journey through time, where the old gold era meets modern innovation. From the enduring strength of bluestone, brick and Baltic pine to the cutting-edge sustainability of hempcrete. The walls echo with stories—of strong, independent women, bakers and boot makers. There's even talk of a connection to the family of an Indian princess. Yes, there is certainly romance here!

How can one address offer so much, you might wonder? Yet there's more. Be transported to an Italian courtyard, lose yourself in the beautifully landscaped garden, or stroll down historic Piper Street, raising your glass to this extraordinary property that could be yours.

### The Front Dwelling - A Testament to History and Modern Living

Dating back to the Victorian gold rush of the 1850s, this double front tuckpointed brick home, complete with double and triple brick internal walls, beautifully balances heritage charm with contemporary finishes. The warmth of Baltic pine floors, intricate decorative cornices and exquisite ceiling roses align with contemporary features such as hydronic heating, an exquisite bathroom and a renovated kitchen. The standout feature brick wall, crafted from a personal collection of recycled red bricks, is a stunning focal point while the glass conservatory invites the outdoors in. The expansive cellar, with exposed beams and bluestone, adds a layer of historical intrigue.

### Tom's Cottage

Tom's Cottage, originally dating to 1854, is one of Piper Street's earliest buildings. It has a rich history, having been home to a baker, a cooper and a member of Victoria's first parliament. Most recently, it was inhabited by Tom Hickey, a local boot repairer whose shop on High Street, Kyneton, was a gathering spot for locals from the 1930s to the 1980s. During renovations, many of Tom's discarded tools were discovered beneath the floors.

In recent days, Tom's Cottage has been ingeniously transformed with eco-friendly hempcrete and traditional lime plaster creating an incredible insulation from sound and weather (hot and cold). This one-bedroom, two-story self-contained residence boasts high-end finishes including travertine floor tiles, bespoke cabinetry and double glazing throughout. It's easy to imagine enjoying cosy evenings by the wood heater downstairs, while a split system offers effortless climate control on the upper level. The undercover alfresco area, complete with a private courtyard, evokes the charm of an Italian getaway.

Tom's Cottage currently generates a fabulous return on the Air B&B market – why not make a booking and experience it for yourself?

### Versatile Garage with Barn Style Loft

The separate double garage with a concrete floor and power features a barn style loft space, providing additional accommodation options. Currently unfinished but near completion and with plumbing and electrical connections ready, it offers the perfect opportunity for the next occupants to add their personal touch. A recycled arch window and a second window with garden views enhance its appeal.

### A Beautifully Landscaped Retreat

The property continues to impress with a long driveway leading to a mature, landscaped rear garden that has been designed as an orchard and potager garden.

You are at once forgiven for having walked past this unassuming residence. It is almost impossible to image the transformation that lies behind. The talents of an exceptional builder and a landscape artist have combined to deliver an incredible holding that will stand proud for generations to come. Seize this special opportunity to take it all in; contact us today to register your interest.

\*\* 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.