

**3 Ferguson Street, Kyneton, VIC, 3444**

**Raine&Horne.**

**House For Sale**

Sunday, 3 November 2024

3 Ferguson Street, Kyneton, VIC, 3444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Position Perfect

The home at 3 Ferguson Street is a beautiful weatherboard Californian bungalow building with brick feature verandah and brick under the front bay window. The roof is brown cement tiles, the weatherboards are painted soft lemon/cream, and there are white accents to the windows, doors, and columns. These white accents tie in well with the crisp white picket fence.

Entrance is via the spacious front colonnaded verandah with hardwood boards. This verandah is of a size that could be glassed in. Double French doors lead into a delightful wood paneled foyer, recently painted and

with the high ceilings and decorative ceiling motifs that this era is known for.

There are three bedrooms, the largest of which is at the front of the house and has a wonderful light-filled easterly orientation but also boasts a built-in wardrobe and an ensuite which is also accessible from the hall.

The lounge and dining rooms both have the original cornicing and ceiling details. It is a testament to the quality of the original build and subsequent maintenance that this home has no cracks or sagging floors, and the roofline is so straight that it defies its years. All ceiling decorations and cornices are complete. The floors throughout are of Tasmanian Oak and are in pristine condition. The fireplace in the lounge, the large window with lead-lighting and the exposed timber floorboards are of a quality and standard that you just do not find in new buildings.

The kitchen is spacious with an abundance of cupboards and excellent bench-space> There is an electric oven with gas cook-top and a dishwasher. These appliances are top-of-the-range and were purchased when the kitchen was recently renovated.

The family bathroom is complete with good shower, vanity, and WC, the décor is light and bright with excellent quality tiling.

The utility area, the laundry and the back porch complete the interior of this residence.

There are many excellent features such as high ceilings, exquisite cornicing, and molded ceilings. The timber floors are of Tassie Oak, a beautiful hardwood. The leadlight windows are original and complete. There is a Vulcan upright heater and a gas heater in the lounge.

The crushed rock driveway with brick guttering (magnificent workmanship) leads to the concrete floored garage with roller-door. There is a work shed and colourbond fencing to the three sides. Picket fence to the street. The well-laid-out garden is of mature trees and roses.

There is town water, electricity and gas provided.

The orientation towards the east provides day-long sunshine and light to the premises.

The position of the house being zoned commercial means that it could quite easily be used for a doctor's surgery, accountancy from home or simply a well positioned family home.

Being just in from the main road and opposite the Kyneton High School, there is very little noise, and yet there is a bus route just one hundred metres away connecting to Mollison Street and on to the Kyneton Station. There is also easy access to the freeway.