

32 Fryers Street, Guildford, VIC, 3451



House For Sale

Friday, 15 November 2024

32 Fryers Street, Guildford, VIC, 3451

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Leah Panos

0354721155

Ready for you to move in and live your best life

With all the work done, this delightful cottage is ready for you to move in and start living your best life. On a level, easy-to-manage 398 sqm block in picturesque Guildford Village, and with desirable northerly aspect, the cottage is full of natural light and a wonderful sense of space throughout. Beyond the sunny porch entry, the meticulously renovated and maintained home opens to a generously proportioned, light-filled interior boasting crisp, white palette complemented by chic dove-grey trim. The spacious living room boasts a timber feature wall and large window which draws the outside in. Beyond is a light and airy dining room and contemporary kitchen. An abundance of above and under-counter timber-fronted cabinetry provides ample room for storage, while sweeping benchtops offer terrific preparation space and cooking is via a near new upright electric cooker. The sunny, rear garden offers total privacy for enjoying games, relaxing or alfresco dining and entertainment. A lovely sandstone retaining wall to a raised area at the rear of the garden is a blank canvas ready for keen gardeners.

Two queen bedrooms, premier with BIR share a neat and clean family bathroom with shower, bath, vanity with storage plus separate toilet. There's also a large laundry; large enough for the inclusion of a second bathroom if desired. Numerous additional highlights include full insulation, reverse-cycle air-conditioning, gas heating, electric hot water service, linen press, bike storage, single carport, ample off-street parking for a second car.

Often, homes within this attractive price range require considerable work. Finding a property that is turn-key in every way is rare indeed and will surely appeal to a wide variety of buyers including first homebuyers, downsizers, weekenders and investors seeking an excellent long term or holiday rental prospect. Guildford's primary school, general store, post office and hotel are all within strolling distance while the Goldfield hubs of Castlemaine and Daylesford are 10 minutes and 20 minutes away respectively. An easy 40 minute drive will see you in Bendigo and Melbourne is 90 minutes down the Calder Highway. This delightful property represents an outstanding opportunity to turn the key in the door and enjoy a relaxed country lifestyle from the very start.