

# 54 Main Road, Hepburn Springs, Vic 3461

## House For Sale

Saturday, 24 February 2024

54 Main Road, Hepburn Springs, Vic 3461

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 814 m2**

**Type: House**



Robert Broadhurst  
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**\$880,000 - \$960,000**

Nestled in the heart of Hepburn Springs, where local eateries beckon at every turn, lies 54 Main Road - a testament to fabulous design and prime location. Renovated with flair by a skilled architect and builder, this property offers a rare opportunity as a luxury weekender, savvy investment or cherished permanent residence. A noteworthy detail deserves an early mention: a subdivision application has been submitted to the council, accompanied by approved planning permit for two 3 bedroom townhouses. Whether selling the back block with these plans or actualising them for rental purposes (STCA), the potential for lucrative returns is unmistakable. Emanating a chic mid-century modern ambiance, the exterior boasts an angled roof, vertical cladding and expansive windows framing serene garden vistas. Lush ferns, maples and a soothing water feature greet visitors with tranquillity upon arrival. Step inside to discover a haven of warmth and style with timber-lined walls, honey-toned pine floors and garden panoramas from every window. LG reverse cycle heating and cooling ensure year-round comfort, while a faux log fire serves as a captivating focal point. The heart of the home unfolds with an open-plan layout, seamlessly connecting the kitchen, dining and living areas to an elevated deck laced with cascading wisteria and boasting treetop views. The contemporary 'U-shaped' kitchen, in smalt blue, features ample storage, a honeycomb-tiled splashback and premium appliances, including a 900mm electric oven with a gas cooktop. A servery window to the alfresco area and a long timber bar encourages conviviality while entertaining guests. The accommodation wing comprises 3 bedrooms with built-in robes, with the master suite boasting a sleek hidden ensuite with speckled grey tiles and a stepless shower. The main bathroom echoes this sophisticated aesthetic and offers a relaxing bath for unwinding after a day of exploration. Set on a manageable 330sqm (approx.) fenced allotment, the grounds offer leafy privacy and require minimal upkeep. Picture-perfect moments await, from leisurely mornings sipping coffee on the porch to evenings relishing sunset views with a drink in hand. Stroll to The Palais for live music or indulge in rejuvenating soaks at the nearby Hepburn Bathhouse. Italian-inspired charm permeates the area, courtesy of historic landmarks like the Old Macaroni Factory and Villa Parma along Main Road. Escape the urban hustle and embrace the serenity of country living, just over an hour and a half's drive from Melbourne. Whether seeking a weekend retreat, holiday haven or lucrative short-term rental, this property promises a lifestyle of unparalleled opportunity.\*\* 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.