

**8 Little Fryers Street, Guildford, VIC, 3451**



**House For Sale**

Tuesday, 26 November 2024

8 Little Fryers Street, Guildford, VIC, 3451

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



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## Contemporary Country Living

This contemporary, north-facing two-bedroom property offers a fantastic opportunity for a country weekend retreat or a permanent home base. Set on approximately 2355 sqm (approx), the spacious block is a blank canvas with abundant potential. Conveniently close to local amenities and with pretty area views, this property is ideal for those seeking a relaxed country lifestyle. The nearby village of Guildford, just 500 meters away, offers a pub, a post office, and other community amenities, with the Guildford General Store set to reopen soon. For even more services, cafes, easy access to Melbourne via train and shopping options, Castlemaine is a 13-minute drive, and Daylesford is only 20 minutes away.

The open-plan living area is flooded with natural light thanks to its north-facing orientation and large double glazed windows. The high-raked ceilings add to the sense of space and airiness, creating a welcoming atmosphere. The living area seamlessly flows into the kitchen and dining space, with the kitchen featuring a gas cooktop and an under-mount oven. The cork flooring throughout the main living areas adds warmth and texture, while the bedrooms are carpeted for added comfort.

There are two spacious bedrooms, with the main bedroom offering wall-to-wall built-in robes and a raked ceiling that enhances the sense of space. The second bedroom also includes a built-in robe. A study provides a space for working from home or a guest/kids' bedroom, and the bathroom has a shower over the bath, a vanity, and a toilet. The laundry is conveniently located and has external access. Additional details include double-glazed windows, ensuring high energy efficiency and year-round comfort, and a split system for heating and cooling.

Outside, the garden is a blank canvas, offering endless possibilities for landscaping. The property also includes a 5.8m shipping container for additional storage and room for a shed/ garage to be built (STCA). Whether you are looking for a weekend retreat or a more permanent country home, this property offers the best of both worlds-peaceful, country living with easy access to nearby towns.