



## 119-121 Wills Street, DUNKELD, VIC 3294

### Make This Your Home, Business or Both!

Located in the heart of Dunkeld, only a short stroll for an evening meal or morning coffee and breakfast is this four bedroom home with mountain views from your lounge room and master bedroom!

This is a generous parcel of land measuring approximately 1,535m2 with new Colourbond fencing and over 250m2 of shedding to include a potential shop or business with street frontage.

The home comprises four bedrooms, three north facing with build in cupboards, and two with overhead fans, while the fourth could be well utilised alternatively as an office. The bathroom is central to all rooms and complete with shower, toilet and vanity while a second shower is located in the laundry along with a separate second toilet.

The kitchen is well equipped with storage space, dishwasher and gas cooking, The adjacent dining and living room is light and bright with views to Mt Sturgeon. An attractive Grampians stone fireplace is home to a gas heater with an additional split system air conditioner.

**TYPE:** Sold

**INTERNET ID:** 300P156097

**SALE DETAILS**

**\$455,000**

**CONTACT DETAILS**

**Hamilton**

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Hamilton, VIC  
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**Jo Frost**

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At the rear of the home there is ramp access into a long sunroom/mudroom which could also be utilised as a second living or rumpus area for the kids with its own split system air conditioner and sliding doors to a small decked area.

Across the lawn is a two room bungalow, re-wired and fitted with another split system unit. It's attached to a single garage and an adjacent larger shed with a sliding door that would easily accommodate three vehicles or great storage for a boat and caravan.

Once owned by a local plumber, the property also has a large separate shed with street frontage. Equipped with a 6 x 12 mt workshop and 6 x 9 mt conjoined building at the front which would make an ideal business or display space for someone wanting to work from home (STCA).

To finish off the property, the garden has several mature fruit trees offering cherries, apricots, apples, pears and lemons along with 30,000 litres of rain water in addition to town services. With so many possibilities presented you won't want to miss this one!

\* Lounge and front bedrooms have had carpet replaced since the photos were taken

#### Location:

- 25 minutes to Hamilton
- 45 minutes to Halls Gap
- 60 minutes to Warrnambool
- 60 minutes to Port Fairy
- 3 hours to Melbourne

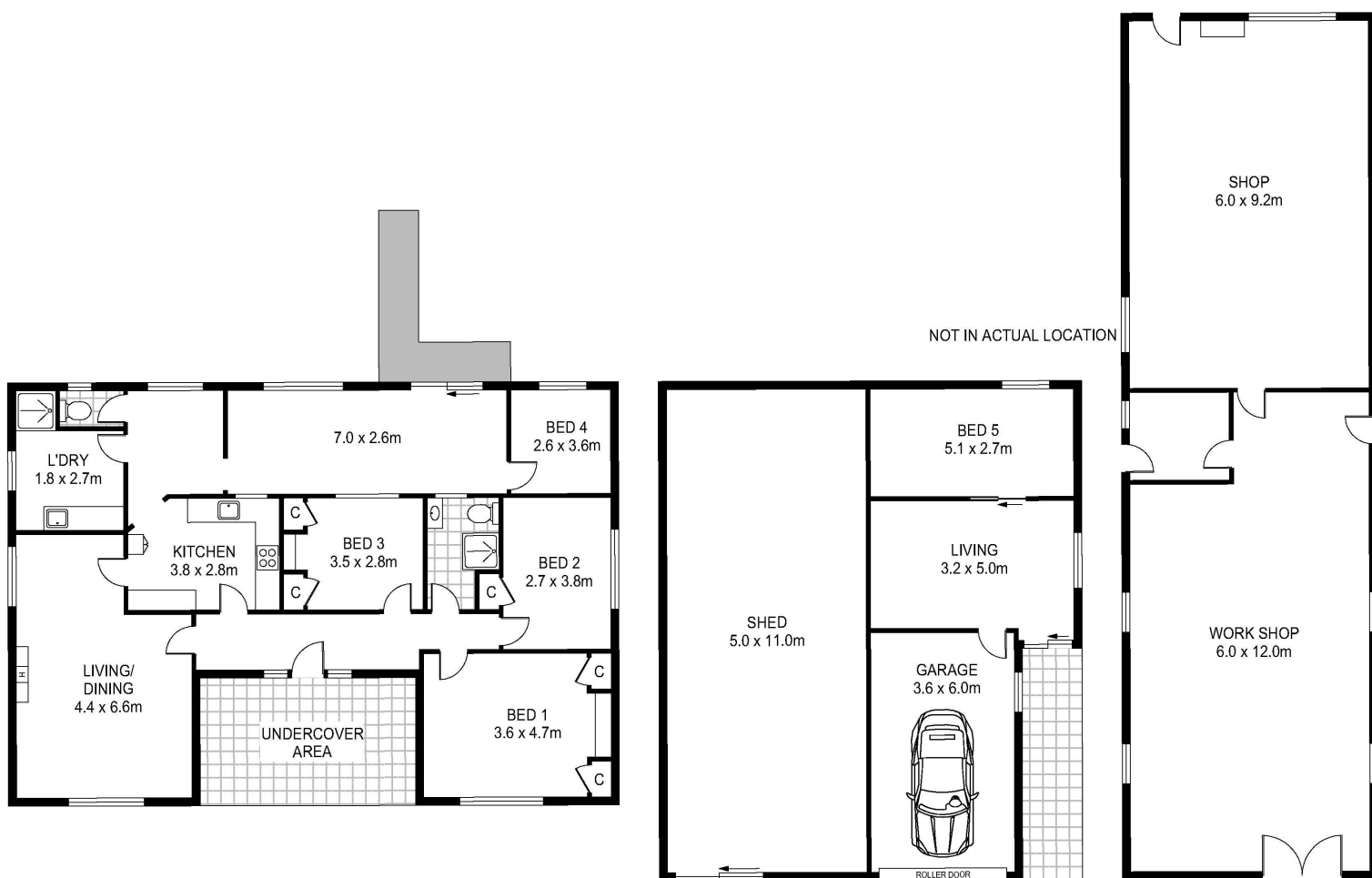
#### Other features: Close to Shops, Close to Transport

- Land Area 1,535.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- 6 car garage









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