

104 Martin Street, DUNKELD, VIC 3294

Charming 1920s Cottage With Space to Dream

Set on a remarkable 2,936m² (approx.) across three titles, this 1920s cottage offers an exciting opportunity in one of the Grampians' most sought-after locations. Brimming with charm and potential that invites vision, whether you're looking to restore and enjoy a peaceful country lifestyle or explore future development possibilities (STCA).

The cottage itself is neat, liveable, and filled with features that reflect its era. With two bedrooms (both with built-in robes), a formal lounge and dining room, plus a separate family room with a freestanding wood heater, there's flexibility to create a third bedroom if needed. The formal lounge also showcases a gorgeous decorative timber hearth surround, a timeless feature that could shine with some thoughtful restoration. Original timber floors in the lounge and dining room are just waiting to be polished and brought back to life.

The kitchen offers practical timber cabinetry with a gas cooktop and electric oven, while the bathroom includes a shower, vanity and bath, with a separate toilet alongside. At the rear, an undercover verandah overlooks the garden, with brick-paved paths winding through raised garden beds to create a beautiful cottage feel.

At the rear of the property, a single garage is accompanied by a two-room bungalow

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TYPE: For Sale

INTERNET ID: 300P183992

SALE DETAILS

\$480,000 to \$520,000

CONTACT DETAILS

Hamilton

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with power, a fantastic option for those seeking a studio, creative workspace, or flexible retreat. While both structures could benefit from some improvement, they offer the charm and space that artists, makers, or home-based professionals will appreciate. A couple of additional original sheds provide further storage or scope for garden projects.

But it's the land that truly sets this property apart. Spread across three titles, there's space to dream. Magnificent red gums, offering natural beauty and a sense of seclusion are a sight to behold, while a substantial area behind the home presents exciting scope for future development (STCA). Whether you're after a quiet escape, a renovation project, or land for a new vision, the setting is as flexible as it is picturesque.

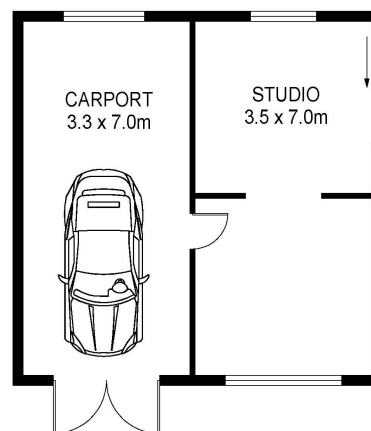
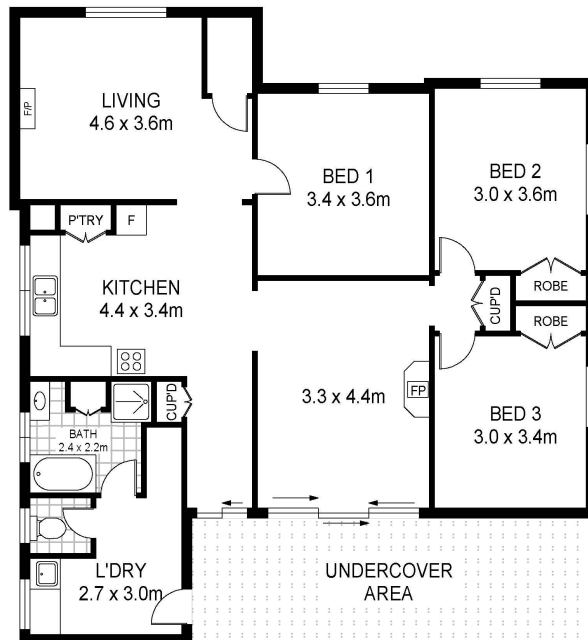
Located within walking distance to Dunkeld's vibrant town centre, cafes, parks, and the iconic Royal Mail Hotel, this is a rare offering in an increasingly tightly held market. Don't miss this rare chance to secure a large holding in Dunkeld at the base of the Grampians, loved for its vibrant community, natural beauty, and growing popularity with locals and travellers alike

- Land Area 1,409.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage









Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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