

## 18 Burkes Road, TERANG, VIC 3264

### Captivating Period Home

Step into timeless elegance with this immaculately presented circa-1905 Edwardian residence, with period details including a welcoming vestibule surrounded with leadlight windows and doors showcasing the homes rich heritage from the moment you arrive. Additional features include decorative fire surrounds, intricate fretwork, high ceilings and baltic floorboards - all thoughtfully preserved to celebrate the homes heritage.

The vestibule leads you to a separate formal living room which provides an inviting retreat rich in period character. Beyond the charming facade, the home unfolds into a light-filled open-plan kitchen, meals and family area that seamlessly opens onto a private courtyard set amid beautifully established gardens - perfect for entertaining, relaxing with a book or breakfast in the morning sun.

Accommodation includes four spacious bedrooms - two with their own ensuites, along with a well-appointed family bathroom and a dedicated study.

Open fireplaces, wood heaters, ducted gas heating and reverse-cycle air conditioning/heating ensure year-round comfort and an inviting atmosphere in every season.

**TYPE:** For Sale

**INTERNET ID:** 300P192365

### SALE DETAILS

**Expression of Interest**

### CONTACT DETAILS

**Camperdown**

102 Manifold Street  
Camperdown, VIC  
03 5593 7500

**Rob Rickard**

0407 354 025

Outside, the property continues to impress with a large single garage featuring a studio/multi-purpose room, additional storage shed space, a separate carport and dedicated caravan parking bay, along with additional parking spaces.

Fully fenced front and rear yards create a secure and private environment ideal for families, pets and entertaining.

Ideally positioned for lifestyle and convenience with a short stroll to the centre of town. Enjoy easy access to Warrnambool and the iconic Great Ocean Road within approx. 35\* minutes, while Melbourne is just 2  $\frac{1}{4}$ \* hours away.

A rare opportunity to secure a captivating period residence where history, charm and modern living come together effortlessly.

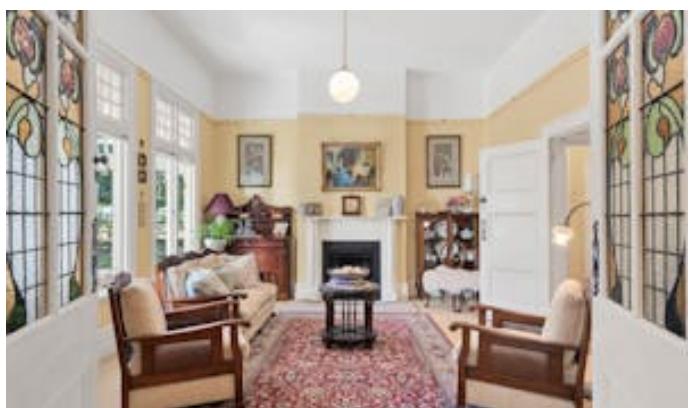
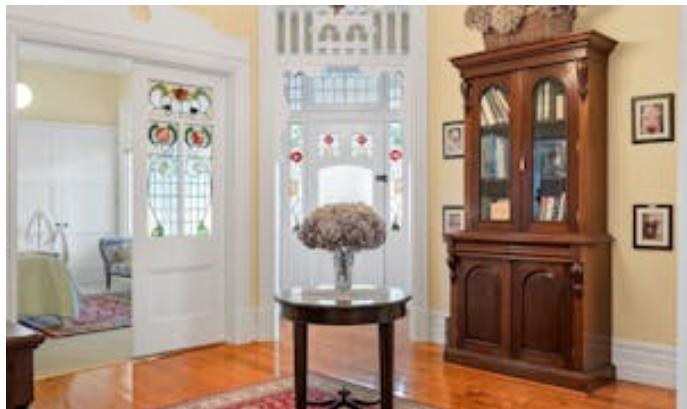
Expression of Interest close Wednesday 25th March at 4:00pm

Inspections strictly by appointment

\*approx.

Other features: Roller Door Access

- Land Area 1,409.00 square metre
- Bedrooms: 4
- Bathrooms: 3
- Single garage
- Single carport
- Ensuite
- Floorboards









Approx Land Area 1409m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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 **Elders** Real Estate