



57-67 Armitage Street, DUNKELD, VIC 3294

Your Lifestyle Sanctuary Awaits

Set on a generous 3,000m² allotment across two almost equal titles, this charming Dunkeld home is a blend of classic comfort and lifestyle potential. Bathed in northern sunlight with views towards the Grampians, it's the perfect retreat for those who love space, serenity, and the outdoors.

Inside, a central hallway leads to three light-filled bedrooms with built-in robes, including a spacious master with northern views. The central bathroom offers a bath, shower, vanity, and separate toilet for convenience. A second toilet is ideally located outside, attached to the carport for added practicality.

The heart of the home is the kitchen, featuring handcrafted cabinetry and a functional 'Everhot' woodfired stove, paired with a freestanding electric oven, perfect for everyday living or entertaining. Adjacent dining spaces include casual every day and a formal dining room that could double as a fourth bedroom if required and fitted with a reverse cycle air conditioner for year round comfort. Glass sliding doors open onto a timber deck, seamlessly connecting indoor and outdoor living that soak in views of the Grampians.

Relax in the spacious living room with its cosy open fireplace, or enjoy the sunroom at

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P193203

SALE DETAILS

\$649,000

CONTACT DETAILS

Hamilton

89 Gray Street

Hamilton, VIC

03 5551 6600

Jo Frost

0428 585 434

the front, leading directly onto the north-facing deck, a tranquil spot for a morning coffee or quiet reading. Sliding doors also connect you to the front timber deck.

Outside, the expansive grounds reflect years of hands on care and love for homegrown living. A wide variety of established fruit trees and productive vegetable gardens offer abundance, while open spaces invite further landscaping or simply room to roam. It's a garden that rewards effort, practical, productive, and full of potential for those who appreciate a more natural, lived-in outdoor setting.

Multiple sheds provide ample room for storage, hobbies, or a workshop, catering to every practical need, while two carports offer convenient vehicle accommodation, one attached to the home and the other with direct street access.

Located near the arboretum and a cycle-friendly route to the primary school, this corner property offers lifestyle, flexibility, and potential. The additional title presents subdivision possibilities, perfect for building, selling, or expanding your outdoor haven.

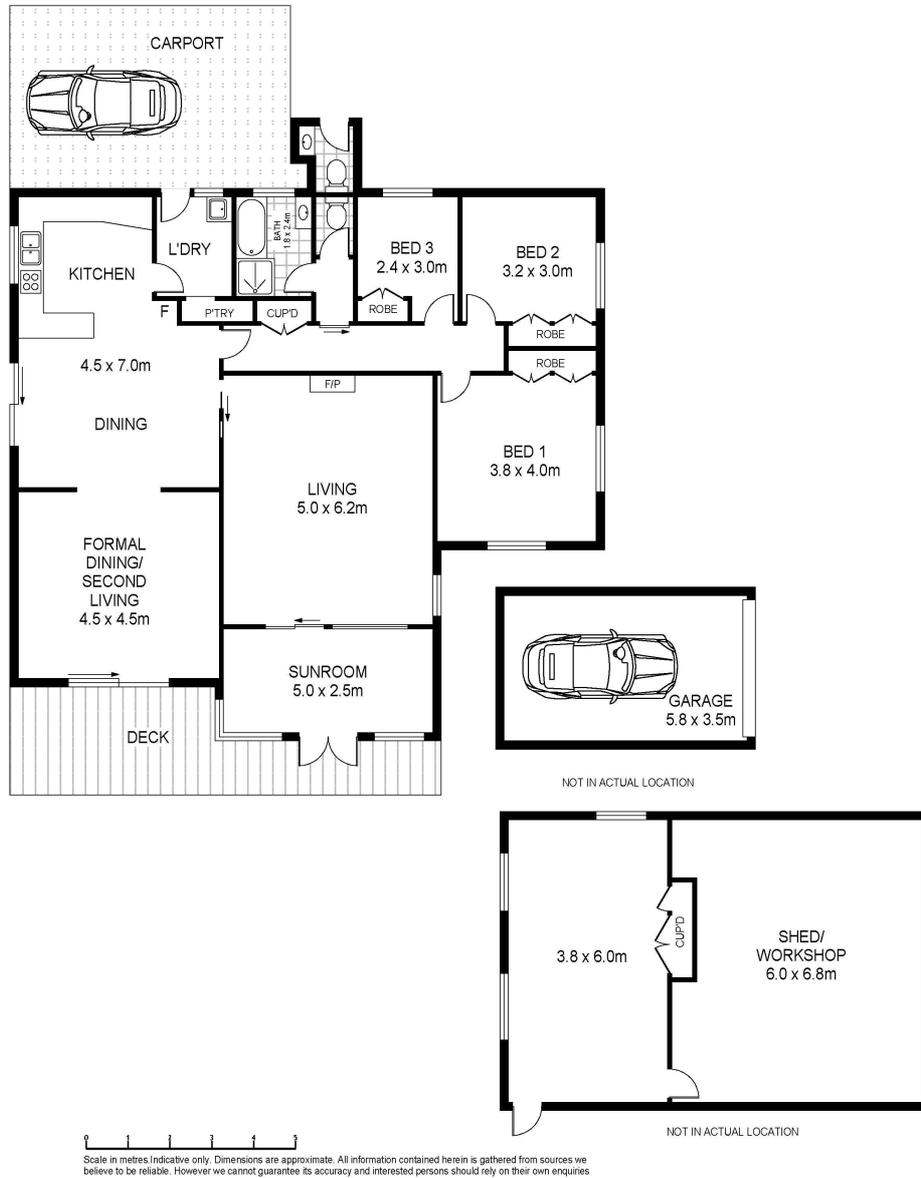
Whether you're after a family home, a nature-filled retreat, or a long-term investment, 57-67 Armitage Street is a rare find that combines charm, space, and lifestyle in one.

- Land Area 3,000.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport









57/67 Armitage Street, Dunkeld