



45 McPherson Street, CASTERTON, VIC 3311

Character Home on an Expansive Township Block

Positioned on a substantial township allotment of approximately 2,950m² across three titles, this charming character home offers space, warmth and endless potential in the heart of Casterton.

From the moment you step inside, the home's traditional charm is immediately apparent. A welcoming central hallway leads through to four generously sized bedrooms (all with RC/AC's), while polished timber floors and feature brick fireplaces add warmth and personality throughout the home.

At the heart of the property, the kitchen and dining area embrace a relaxed country feel, complete with charming cabinetry and a freestanding wood heater set against exposed brick creating a cosy focal point during the cooler months. The adjoining living and dining spaces provide comfortable areas for family living, with another open fireplace enhancing the home's character. Glass doors open onto a private rear deck, offering a peaceful place to enjoy the outlook over the expansive and secure backyard.

Outside, the generous block provides plenty of room for families and pets and boasts an abundance of established fruit trees, native gardens with multiple bird attracting plants, veggie/herb patch (which produces the best asparagus crop in Casterton!!) and a greenhouse. A garage, garden shed, woodshed and shipping container at the rear adds practical storage and workspace.

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: 300P194312

SALE DETAILS

\$399,000

CONTACT DETAILS

Hamilton

89 Gray Street
Hamilton, VIC
03 5551 6600

Rosi Egerton

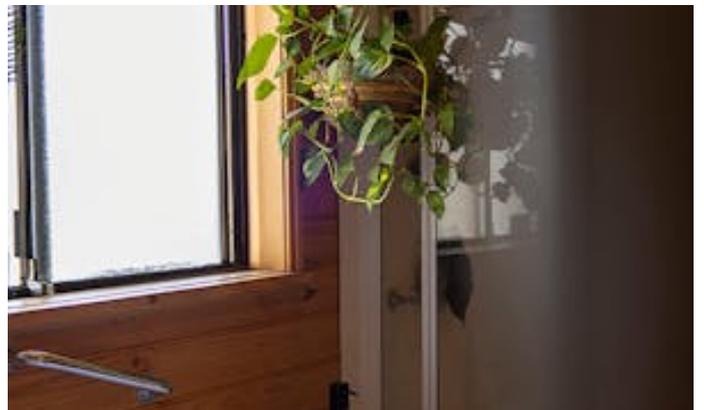
0408 199 794

Set within easy walking distance of the town centre, sporting facilities, schools and local walking tracks, this property combines country charm with exceptional space rarely found within the township.

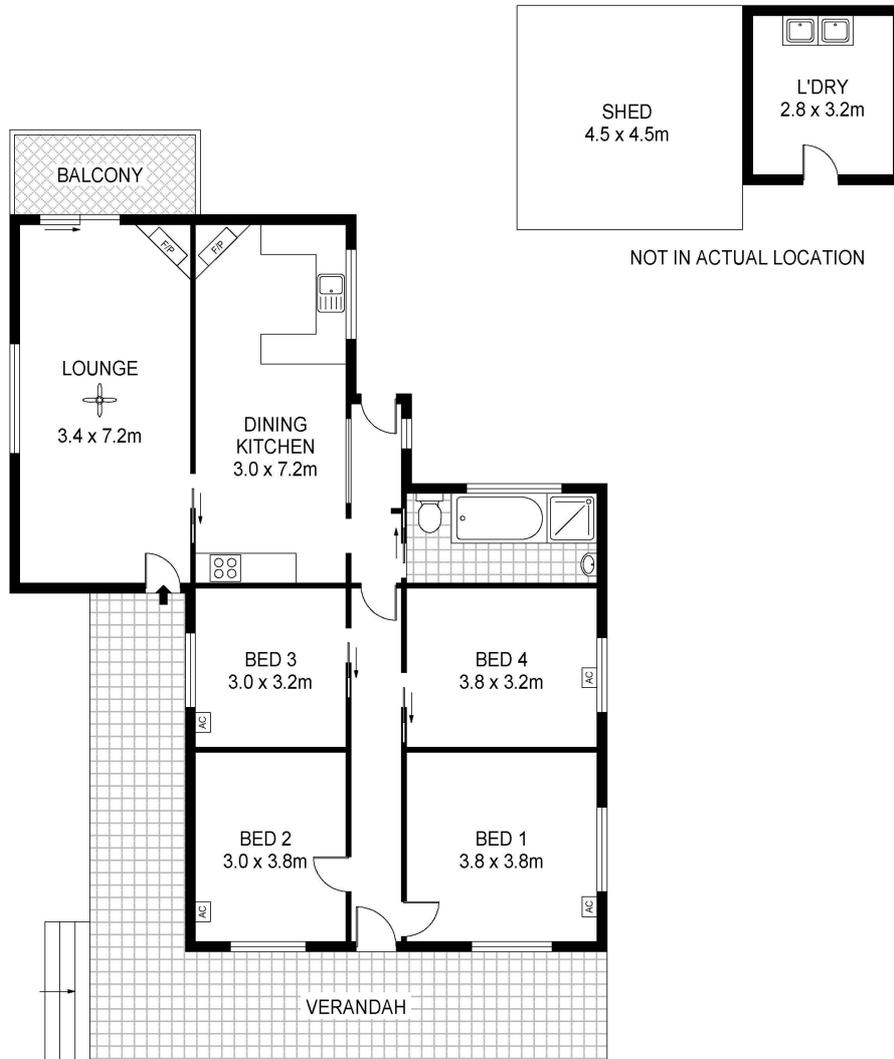
Phone Rosi Egerton: 0408 199 794 to book an inspection time today!

Other features: Close to Schools, Close to Shops

- Land Area 2,950.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 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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