

109 Templeton St, Wangaratta, VIC 3677

Sold - 18/09/2021

House 3 2 2



VICTORIAN HOUSE, HAPPY HOME

Video available on request

This prominent late 1800s Victorian country home, complete with its wide surrounding veranda, is as beautifully maintained as it is steeped in history. Its 3 bedrooms, 2 bathrooms, study, generous living areas, and ample gardens welcome you. And all this begins with its perfect picket fence.

The period features have been faithfully preserved: 13ft ceilings, polished Murray Pine floors, pitched iron roof, glistening bay windows, decorative cornices, and its wide central hallway with its grand arch.

A modern bathroom and well-crafted timber kitchen artfully extend, and complement, the Victorian style of this efficient family home.

The generous bullnose veranda's surround most of this large home, shading its many windows.

50 years of careful attention and dedication can be seen in the large inviting garden where mature trees, colourful garden beds and lush lawns flow effortlessly.

Decorative brick formwork, concrete paving, and pebbled paths, patios, and driveways wind throughout the extensive outdoor space.

Gas heating and split system and refrigerated air conditioners maintain temperatures, with assistance from solar power.

The covered vegetable garden, which has well-formed beds and a watering system, is ready to be a plentiful fresh food pantry for your household.

There is a light filled studio and storeroom adjoining a spacious open-air workshop which could double as a storage shed.

The double carport and pergola are open and sunny in winter. But in summer the luscious ornamental grape vine draping the area makes for a cool outdoor room, perfect for entertaining.

The home is set on a rare double block (1226m²) that is centrally located; close to hospitals, sporting facilities, schools, churches, and riverside walking tracks.

Listed By

Andrew Way
Phone: (03) 5722 2663
Mobile: 0407 097 881

Open for Inspection

By Appointment.

