



**SOLD**

## CHARACTER IN CLUNES

Situated in the village of Clunes and exuding so much charm is this gorgeous, heritage timber home. Built in the early 1900's, the home is full of character features including spacious rooms, timber floors, extra high ornate ceilings, art deco lighting and French doors. From the moment you walk onto the front verandah, you know you have entered something special. It has a wraparound deck off the rear of the home with a gorgeous outlook to the south-west. In fact, you feel like you're living in a treehouse as you are surrounded by treetops and birdlife all around you. There are mature trees including a variety of fruit trees and some stunning magnolia trees along with a healthy veggie garden at the rear of the property. Underneath the home is a double garage/workshop and additional toilet. This home is centrally located in Clunes, in a quiet cul-de-sac and has a generous 945sqm land size. Only a short walk to the fabulous Clunes General Store and Cafe, Clunes Public School, Clunes Community Hall and the tennis courts.

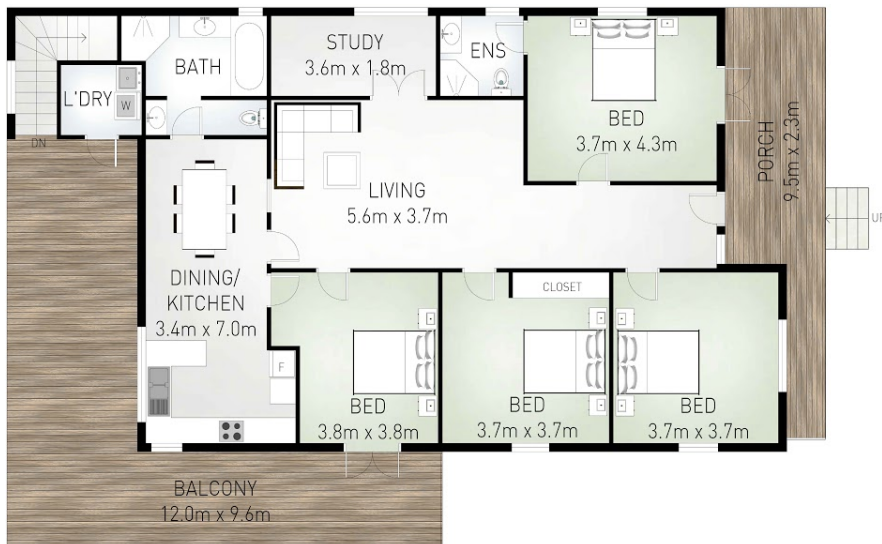
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$940,000**

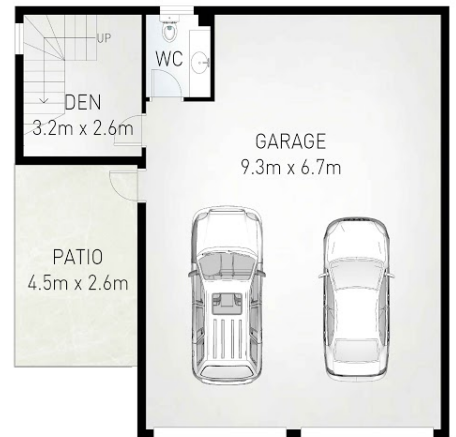
**OPEN FOR INSPECTION:**  
**N/A**



**Janice Maple**  
**0401026359**  
janicemaple@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



UPPER LEVEL



LOWER LEVEL



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.

### 3 Wickham Place, Clunes

4 Bedrooms | 2 Bathrooms | 2 Cars  
Int: 198 sqm | Ext: 72 sqm | Total: 270 sqm



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.