

14 BRIDGE STREET, KORUMBURRA, VIC, 3950



## FOR SALE

### CHARMING PERIOD HOME IN THE HEART OF TOWN.

Here is a unique opportunity to own a charming period home right in the heart of town. This sizeable residence is situated on a generous 1225m<sup>2</sup> corner block and has many of the sought-after period features on a buyer's wish-list.

14 Bridge Street Korumburra is a traditional weatherboard home, circa 1915, featuring pressed tin ceilings, dado walls and 11ft ceilings.

Located within walking distance to schools, the centre of town and the Great Southern Rail Trail, there is more to this home than first meets the eye and your inspection is invited to appreciate the size and appeal of this character-filled home.

There are multiple options as to how the home can be configured to suit your needs. The master bedroom features a delightful window seat and an ensuite with floor heating. A parent's retreat or sitting room near the front of the home could also be utilised as an office or waiting room for a home-based business.

There are two other bedrooms plus a study and the option to use an additional two rooms as either bedrooms or formal living spaces, with one of the rooms offering a lovely outlook, natural lighting and doors opening up onto to the courtyard, making it an ideal space for teenagers with extra furniture such as study desks. The current lounge boasts a cosy wood fire and is well appointed to the kitchen/dining area.

The open plan kitchen and dining area is situated at the rear of the property and lead out to the covered space and the level back yard with chook pen and plenty of room for pets and children to roam securely. The laundry has good storage and also contains a shower, ideal for coming straight in from gardening to scrub up.

The home features natural gas ducted heating, solar and great access to the two carports, yard and shedding via dual driveways along the corner block. Possible subdivision potential (STCA & due diligence). Another option could be consulting rooms or home business (STCA).

If you haven't discovered the culture of Korumburra and the surrounding areas yet, I highly encourage you to spend some time exploring this wonderful Gippsland area. This residence is located so close to niche shops, quality food and all amenities and is only 20 minutes from the coast. Your inspection by appointment is invited.

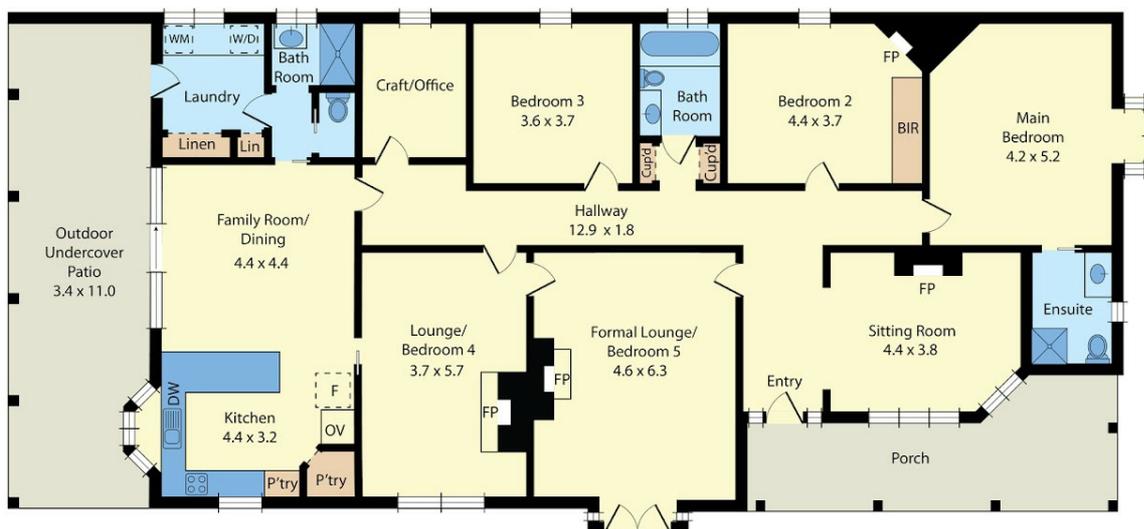
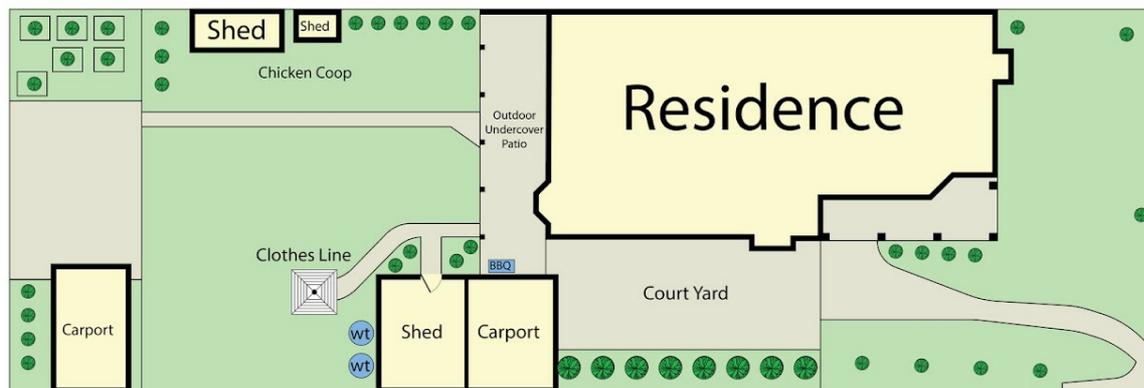
4 BED | 2 BATH | 2 CAR

PRICE:  
\$790,000

OPEN FOR INSPECTION:  
N/A



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.