



### 32 Cambridge Street, Creswick FOR SALE



#### All Offers Invited

Discover Victorian charm seamlessly blended with modern comforts in this centrally located Creswick gem. Recently painted, refreshed and redecorated in a soft, neutral palette, this residence eagerly awaits your personal touch.

Inside, three spacious bedrooms adorned with high Victorian ceilings will delight, while leadlight and glass features throughout the property and expansive north-facing windows usher in natural light, bathing the open living areas in warmth.

A family bathroom boasting both a bath and shower is complemented by a convenient second toilet in the laundry. Enjoy cozy warmth throughout with gas ducted heating and a central split system offering additional heating and cooling.

The kitchen, modernized within the last decade, features a gas cooktop, electric oven, and ample storage. Benefit from instant gas hot water and retreat to the mature garden, where wisteria graces the front of the house and espaliered apples line the northern driveway.

For those with hobbies or storage needs, a garage with shelving and a shed offers versatile spaces for various purposes. There is space for 3 cars in the driveway and ample off-street parking on the slipway out the front.

With a land area spanning 592 square meters, this property enjoys a prime position in the heart of Creswick, just a short stroll from shops, cafes, services, and public transport. Only a 25-minute drive to Daylesford, 15 minutes to Ballarat Western Highway and a fast train to Melbourne or if you'd prefer an hour and 20-minute drive to Melbourne.

All essential services, including power, town water, sewerage, and natural gas, are conveniently connected, presenting an exceptional opportunity in this highly sought-after location.

Inspection by appointment or as advertised.

**Disclaimer:** All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.



**Katie Minchinton**

Principal – Katie Minchinton Property

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## Features

### Land size

592.00 Sqm



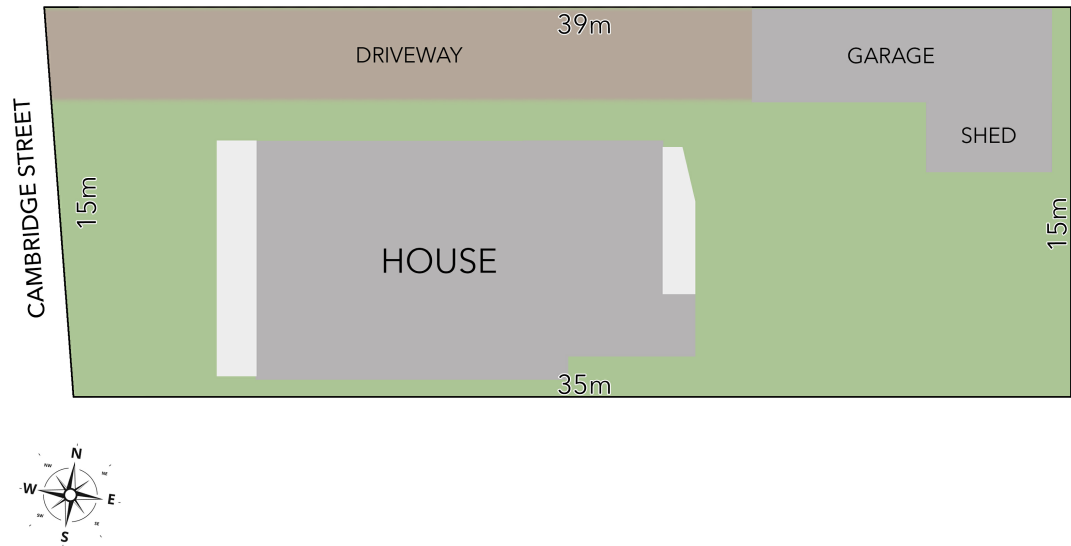
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32 CAMBRIDGE STREET, CRESWICK/LAND SIZE 592m²



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