



3 Lauriston Reservoir Rd, KYNETON

FORMER: "PRINCE PATRICK HOTEL"

This now magnificent home was once known as the "Prince Patrick Hotel" built in the 1860's, if only walls could talk I'm sure there would be a story or 2 to tell. This gracious building was converted into a family home early last century, but has retained some of its charm and original features. The home is triple brick walls and sits on bluestone foundations, more recently there has been an extension added and is in keeping with its character and charm.

This home has the following features:

- * 4 Bedrooms
- * Study or 5th Bedroom
- * Lounge and separate Dining room
- * Good size Kitchen with Stanley Wood Stove and additional Gas Cooker with Timber Cabinets and Bay Window.
- * Large bathroom with corner spa and the shower is housed in its own separate room for convenience
- * Home is heated by hydronic system from the wood stove
- * There is app. 13 squares of Verandah to sit outside with your morning coffee or evening with that glass of wine and take in the ambiance of the lovely gardens and the mature trees

TYPE: For Sale

INTERNET ID: 10687214

SALE DETAILS

\$950,000

CONTACT DETAILS

Kyneton

120-122 Piper Street
Kyneton, VIC
03 5422 7407

David Elford

0498 258 364

* 1 Cellar

This lovely home is a stone's throw from Kyneton Train Station and makes commuting to Melbourne convenient giving you the opportunity to have the best of both worlds.

This property is zone industrial one opening up to many other uses including B&B, and Restaurant (STAC) just to name a few.

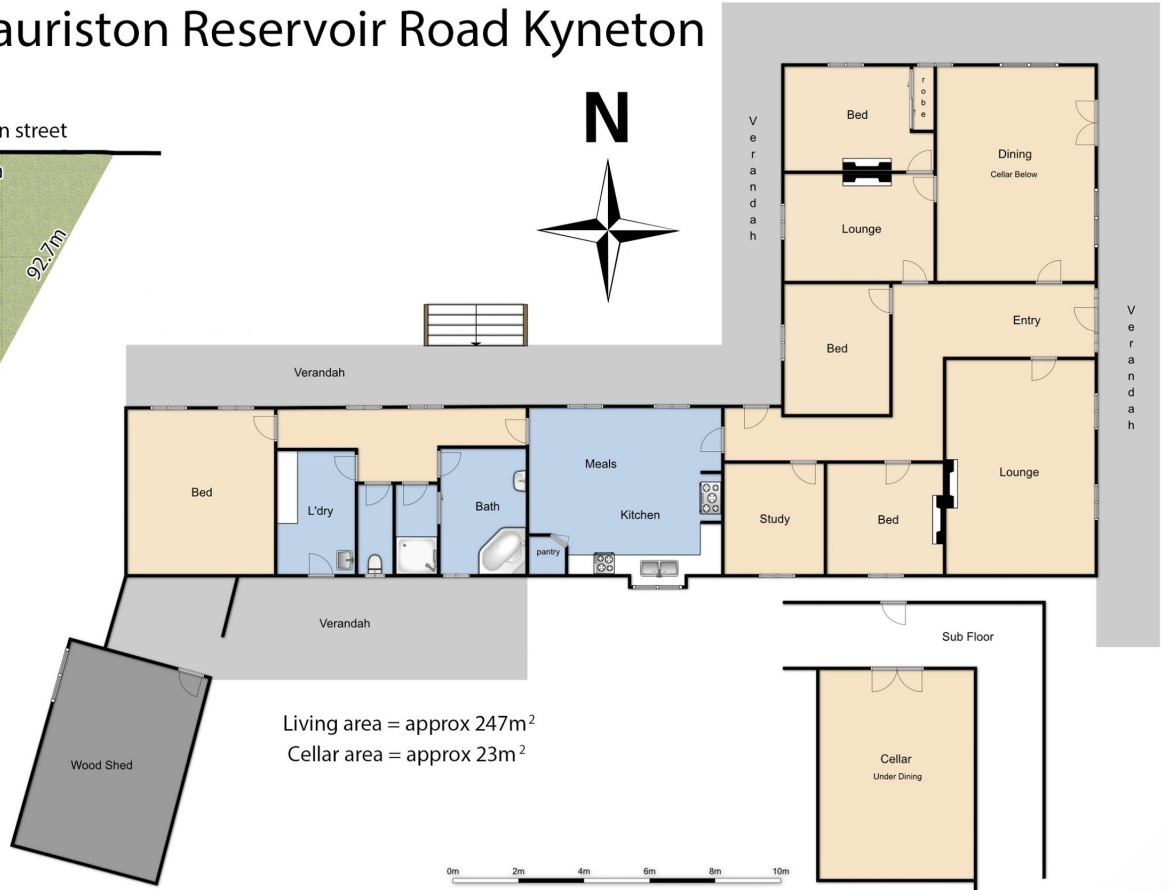
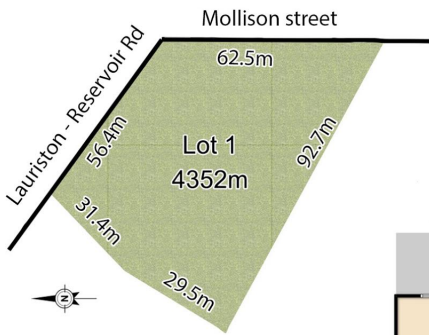
Other features: Close to Schools, Close to Shops, Close to Transport, Fireplace(s), Garden, Formal Lounge

- Land Area 4352 square metres
- Bedrooms: 4
- Bathrooms: 1
- 4 car garage





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Living area = approx 247m²
 Cellar area = approx 23m²

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

