



Sold

1012 sq. m

14 Black Street, Koroit

## Classic Charm in Excellent Condition

Step back in time and enjoy the timeless beauty of this well-maintained character home in the heart of Koroit. Positioned on a spacious 1,012m<sup>2</sup> block, 14 Black Street is a rare gem that beautifully blends historical charm with outstanding upkeep, offering buyers an opportunity to secure a true classic in one of the region's most sought-after townships.

From the moment you enter, you'll be greeted by a wide central hallway featuring original stained-glass accents and detailed timber work that immediately set the tone for the home's classic appeal. The high ceilings and generous proportions throughout create a sense of openness and elegance, while natural light filters in through lace-draped windows, softening each room with a warm and welcoming glow.

The home features four bedrooms, each filled with character and charm, making them perfect retreats for rest and relaxation. The main living area offers a cosy space

**Sold : \$499,900 -  
\$549,890**

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to unwind, complete with a gas heater and a decorative fireplace surround that nods to the home's heritage.

The kitchen and bathroom, while modest, are impeccably neat and functional, providing immediate liveability with clear potential for modernisation over time. This is a home that has been lovingly cared for—evident in its pristine presentation and solid structure.

Outside, the expansive backyard offers a private and peaceful haven, with established trees, lush lawn, and ample room for children to play, gardeners to flourish, or the potential to extend (STCA). A garden shed adds convenience, and the overall space invites creative possibilities.

With its blend of original character, excellent condition, and a prime location just moments from Koroit's town centre, 14 Black Street represents a rare opportunity to enjoy a quieter lifestyle without compromising on space or charm. Whether you're looking to move straight in, gradually renovate, or invest in a growing community, this property is the perfect place to begin your next chapter.

Known for its Irish heritage, charming main street, and close-knit community, Koroit has become one of the region's most in-demand towns. With easy access to Warrnambool, Port Fairy, and the stunning coastline, it offers the best of both worlds—peaceful rural living with all the amenities nearby.

Contact Jeremy to find out more.