



Sold

597 sq. m

164 Commercial Road, Koroit

Perfectly positioned

Perfectly positioned in the heart of Koroit, this period home on a 597 square metre lot is a wonderful blend of old-world charm and modern updates. An ideal home for downsizer, investor, retiree, or small family looking for central convenience and seeking both space and character.

This central home features three bedrooms, two living areas, a spacious light filled kitchen and dining area, modern bathroom and two-car garage.

You will be enchanted by the period charm of this home; with 11ft ceilings, bay windows and fireplaces throughout. At the front of the house (in the original residence), you'll find the three generously sized bedrooms, the kitchen and dining and the sitting lounge. Two of the bedrooms have fireplace mantles, and the master bedroom showcases a large bright ensuite (toilet, shower and vanity).

The updated kitchen has been fitted with quality stainless steel appliances and offers ample bench space, dishwasher, electric oven and stovetop, tall pantry, and

**Sold : \$625,000 -
\$650,000**

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double sink overlooking the yard. With windows on both sides of the room, natural lighting is aplenty, making this both an inviting and comfortable area of the home to spend time in.

The bathroom has also been updated with contemporary touches and features a large frameless shower and long floating vanity.

The second large main lounge at the rear of the property is very spacious and light-filled, with views of the Village green and Commercial Road. The room includes ceiling fan, split system and roller blinds for privacy, and adjoins the 2-car lock up garage.

Outside, the undercover outdoor entertaining space is perfect for family gatherings or relaxing weekends. The front garden features charming low maintenance designed period style landscaping incorporating Lilydale topping and a quality irrigation system while the rear private courtyard includes a bluestone lined pathway and enables relaxed entertaining.

Enjoy year-round comfort with gas central heating, split system air conditioning, and polished timber floorboards throughout the home.

Restaurants and a variety of shops neighbour the property or are a short walk away. Families will also appreciate the proximity to the two Koroit primary schools, both less than 2km away. This home makes for easy and enjoyable living in a vibrant country town steeped in rich heritage and character.

For further details and to arrange an inspection, please contact Jeremy on 0431 767 855.