

Sold



13 Adair St, Maldon



## ONE OF MALDON'S FINEST HOMES IS NOW FOR SALE

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No expense has been spared in the preparation and construction of this extremely high quality home. The location deserved it to become one of Maldon's most beautiful homes.

Here are some features included:

- Hydronic heating on the ground level and in cellar.
- Double hung and double glazed Victorian Ash throughout the house made by specialised window manufacturer in Kyneton.
- All external doors are double glazed.
- Fully pine lined verandah ceilings.
- Custom made lacework bordering the verandah.
- All internal and external walls fully insulated.
- Faucet Strommen and CB Ideal tap fittings and fixtures.
- Victorian Ash timber staircase especially manufactured for the house in

Price	SOLD
Property Type	Residential
Property ID	64

### Agent Details

Edward Carthew - 1300 60 50 50

### Office Details

Carthew Real Estate  
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Carthew Real Estate

Woodend.

- Cheminee Philippe Fireplace in main lounge.
  - Ceiling fans in all bedrooms.
  - Daikin split system upstairs.
  - French wool and cotton curtains.
  - Re-dressed and recycled timber flooring upstairs.
  - Cedar doors throughout interior.
  - New copper piping and plumbing used throughout.
  - 16.5Kw SOLAR SYSTEM.
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#### KITCHEN:

- Esse (English manufactured) wood stove.
  - Miele induction cooktop.
  - Oliveri double sink.
  - Solid granite benchtops.
  - Central Kitchens designed including kick drawers
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#### MASTER BEDROOM & ENSUITE

- Ensuite with Kaldewei D shaped bath.
  - English Imperial sink.
  - Walk in shower with wall jets and handheld wand as well as overhead rain head.
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#### LAUNDRY:

- Double trough.
  - Double laundry baskets.
  - External door.
  - Shower and toilet.
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#### CELLAR:

- Huge 12m x 6m (approx) cellar with 2.7m high ceilings, revealing steel beams supporting the house.
- Ideal for either a studio, teenagers retreat or cellar/ bar entertainment room.

- Outfitted with storage shelving.

As you can see from the photos, the home features beautiful return verandahs incorporating a relaxing alfresco area overlooking the fully established rear garden with fruit trees, exotics and native plants.

To top it all off the property has a large 4 car garage with 2 car carport that is easily accessed from the driveway. This also is fitted out with a workshop that is powered and sits on a full concrete slab, with the roof insulated inside. There is also a storage shed and a gardening shed in the backyard, as well as a small greenhouse for propagating your favourite plants.

There is also 2 x 9000 litre rain water tanks collecting water from the garage.

We would like to invite you to inspect this unique property to appreciate the time and passion the owner has devoted to this magnificent home. The end result is an extremely comfortable and versatile home that will satisfy even the most fastidious buyer.

Call for a private inspection or attend one of our open home sessions...

1300 60 50 50

Xavier or Edward

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