



GROUND FLOOR

FIRST FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

ENTERTAINING	-	82m ²
STORAGE	-	18m ²
CARPORT	-	54m ²
VERANDAH	-	11m ²
RESIDENCE	-	294m ²

104 Wedge Street, Kyneton

Disclaimer The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property/land/or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Jellis Craig (Macedon Ranges) and Company Pty Ltd ABN 41162808335, Licensed Estate Agents, Auctioneers and Property Managers.



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KYNETON 104 Wedge Street

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104 Wedge Street

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Chalambar Lodge

As soon as the gates swing open you know you are entering a very special property. A romantic home on 1.94 acres that is encircled by a magical garden full of charm & in total sympathy to its surrounds.

Built in the French Provincial style which evokes a bygone era, with window shutters, intricate chimney pots & a crisp white finish that contrasts against the brick & tile. The return staircase leading to the first floor is a major feature which sets the tone for the property. The formal lounge & dining area has a soft palette, high ceilings & open fire offering comfort, style & a sense of grandeur. Enjoy the provincial inspired kitchen/seating area with stone benches, quality appliances & detailed cabinetry plus the impressive open fire with bold surround.

Upstairs are 4 ample bedrooms, two bathrooms & toilet. Plantation shutters adorn all windows & the décor continues to impress. Beautiful lawns & wide garden beds shape the outside with stunning examples of Linden, Golden Elm & Claret Ash. Undercover accommodation for 3 cars & woodshed. Secure dog run, raised vegetable beds, substantial 10m x 10m barn/shed with power & concrete floor.

AUCTION Saturday 25th March at 1pm

INSPECT By appointment only

LAND 1.94 acres

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