

A small orange rectangular badge with the word "SOLD" in white capital letters.

42 Dammans Road, Warburton

Integrity



## Edwardian Delight with Charm & Position, Position, Position

Welcome to 42 Dammans Road, Warburton – a stunning Edwardian treasure that seamlessly blends historic elegance with modern comforts. Built in the mid-1940s, this period home has been lovingly recently sensitively renovated including full painting internally & externally and boasts a charming private front and rear gardens – nothing to do but move in and enjoy its old-world charm while offering the conveniences of contemporary living.

Step inside and be captivated by the exquisite details that define this residence. Stained glass windows cast colourful patterns of light, adding a magical touch to every room. Decorative cornices and ceiling roses, wood panelled walls plus 12 foot high ceilings enhance the sense of space and grandeur, while swag and tail drapes create an atmosphere of timeless sophistication.

The unique layout of this home presents versatile living options, perfect for multi-generational families or those seeking a potential B&B opportunity (STCA). The main house features 2 bedrooms, 2 bathrooms, a beautiful and large dining and

4 4 4 1,362 m2

Price	SOLD
Property Type	Residential
Property ID	509
Land Area	1,362 m2

### Agent Details

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### Office Details

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Yarra Valley & Kinglake Ranges

separate lounge area with two open fireplaces, and an updated kitchen with new gas/elec range.

The studio showcases provides another separate abode – bedroom, bathroom & kitchenette STCA, an outside courtyard and separate car storage

A further detached building contains a storeroom/home office includes cathedral ceilings an additional bathroom, laundry, & kitchenette STCA.

Take time to review the floor plan and envision how this property can suit of variety of your individual / family needs. Each room tells a story, with spaces that invite you to relax, entertain, and create lasting memories.

The location is just perfect, directly opposite the Yarra River, close to the renowned rail-trail, plus a short stroll across the bridge to the vibrant Main Street of Warburton. Enjoy relaxing on the front period cast lace verandah while enjoying the private garden setting and listening to the magnificent Yarra River rumble by or on a hot summers day just walk across the road and take a dip.

The property is unique in that it offers convenient frontage to three different roads and access from three different driveways with car storage in a single garage/ single carport / large dual carriage driveway.

Experience the perfect blend of charm, character, and convenience of 42 Dammans Road. This Edwardian delight is ready to welcome you home. Don't miss the opportunity to own a piece of Warburton's history.

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