



260 Talbot Street, Geraldine

## Beautifully Restored Villa & Guesthouse

With the vendors now having other plans, this much-loved property is back on the market - presenting a wonderful opportunity for a new owner to secure a beautifully restored character home with exceptional flexibility and future potential.

Fully set up and ready to launch as a boutique Airbnb, this property offers an exciting turnkey opportunity for a new owner to step in and start hosting from day one, or alternatively simply enjoy this property yourself.

Set on a generous section in the sought-after village of Geraldine, this thoughtfully restored character villa has been lovingly brought back to life over recent months. The property combines the charm of a 1910 villa with carefully considered modern updates, creating a home that feels welcoming, functional, and ready to enjoy from day one.

Inside the main residence has undergone an extensive transformation, thoughtfully restored from top to bottom while retaining the character and charm of the original villa. The renovation includes a new kitchen, updated bathroom and laundry, restored character detailing, a beautiful colour palette throughout, complemented by a brand-new heat pump and wood burner for year-round comfort.

Beyond the villa sits a newly completed self-contained guest retreat

4 2 0

### FOR SALE

Enquiries Over \$895,000

### VIEW

Sat 19th Sep @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

LJ Hooker Geraldine  
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Enting Real Estate Limited

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



with its own separate access and private garden setting.

Outside, the property has been thoughtfully landscaped to create inviting spaces to relax and gather, established planting, and multiple outdoor zones that give the property a calm, grounded atmosphere. Whether you envision multi-generational living, hosting friends and family in comfort, seeking a fully furnished option or wish to explore the growing demand for boutique accommodation in Geraldine, the layout offers rare versatility.

An exceptional property with so much to offer - come and see for yourself why this is an opportunity not to be missed.

#### Property Highlights

Fully restored 1910 character villa (117m<sup>2</sup>)

Newly completed self-contained guest accommodation (44m<sup>3</sup>)

Set up and ready to go as an Airbnb or boutique accommodation

Flexible layout for extended family or hosting

Separate access for guest retreat

New kitchen, bathroom, laundry & extensive upgrades

Character features retained throughout

Cedar hot tub (negotiable)

Landscaped outdoor spaces

Large section with excellent privacy and usability

New garden storage shed

Potential home-and-income opportunity

Move-in ready with a carefully curated finish throughout

#### Disclaimer:

Please note, general property details are sourced from property data software and local council records and we may not have been able to verify the accuracy of some information. All intending purchasers are advised to conduct their own due diligence investigations. Enting Real Estate Limited Licensed (REAA 2008).

### MORE DETAILS

|                                        |                     |
|----------------------------------------|---------------------|
| Property ID                            | 7QTGDY              |
| Property Type                          | House               |
| House Size                             | 161 m <sup>2</sup>  |
| Land Area                              | 1180 m <sup>2</sup> |
| Licensed Real Estate Agents (REAA2008) |                     |

**Jane Stack 027 452 6371**

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