



35 Pennyroyal School Road Pennyroyal, VIC



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## UNPARALLELED CHARM!

Brilliantly preserved from the late 1800's, the modern transformation of this character filled original Pennyroyal school teacher's cottage has all the special charm seldom experienced today. Sited in a quiet, picturesque countryside location, privacy and seclusion are assured.

The three bedroom residence features original brickwork fireplaces/chimneys and internal lining boards that have been immaculately refined. The new modern kitchen, split system heating/cooling and bi-fold doors bring to life the "old to the new" and bring the outside in.

Sited on a level 1.19 ha (2.94 acre) allotment with new water tanks and electric equine fencing strategically in place for the horse/animal lovers, while the small dog/cat proof "house fencing" complete the low maintenance landscape. An established vegetable garden, character filled outdoor sheds with water and power, a selection of fruit trees, silver birch

**Price:** \$1,195,000

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Approx House Area 95m<sup>2</sup>

Whilst [brm.com.au](http://brm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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