

**1/45 Evans Street, Wangaratta, Vic 3677**

**Harcourts**

**Sold Flat**

Saturday, 16 December 2023

1/45 Evans Street, Wangaratta, Vic 3677

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 171 m2**

**Type: Flat**



Danial Siperki  
0400027473

**\$330,000**

Neatly presented 2-bedroom 1-bathroom unit presents the opportunity for those looking for an ideal low maintenance property. 1 of 4 units on site, No #1 takes full advantage of the Rotary Park views along with an abundance of natural light thanks to its North facing orientation. Providing and updated kitchen with stainless gas cooking and electric oven. The bathroom presents well with updated tiles, shower and vanity with a combined laundry. Open plan living and dining features polished timber floorboards throughout. Comfort is ensured with reverse cycle heating and cooling. Providing easy living with a private low maintenance courtyard. Off street parking for one vehicle on title and ample off-street parking on Evans Street. This property provides local shops, schools, sports & Aquatic centre all at your doorstep. Please call Danial Siperki on 0400 027 473 to arrange your private inspection