

**1 Dundas Street, Edenhope, Vic 3318**



**House For Sale**

Friday, 31 May 2024

**1 Dundas Street, Edenhope, Vic 3318**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1031 m2**

**Type: House**



Lee Curnow  
0427620864

**\$240,000**

First home, invest or renovate - it's your choice with this ideally situated three bedroom weatherboard home. Located on a large corner allotment of 1,010m<sup>2</sup> fronting Edenhope's sought-after Lake Street, this comfortable home is just a hop, skip and jump away from the middle of the main street. Also very close walking distance to schools and the town's popular recreational hub, Lake Wallace. A feature of the home is cooling and heating - particularly important at the moment as we approach the cooler months. There is split system heating and cooling in both the main living room and bedroom 3, a wood fire and ceiling fan in the living room, as well as exterior electric roller shutters to help keep the heat in. Updated kitchen has stainless steel appliances including dishwasher and gas cooker, with adjoining space for dining. A sunroom or small home office is located off the kitchen. Three bedrooms are of good size, two with carpet and main with polished floorboards. Bathroom has vanity, toilet and shower, the tiled laundry has a stainless steel wash trough and timber benchtop. Additionally there is a second, separate toilet. A large verandah wraps around the front and side of the home, perfect for a morning coffee. Outside is a double garage with a workshop area and plenty of room to park multiple vehicles alongside with access off Dundas Street. Properties around the Lake Street area close to the town centre are in high demand, be quick to organise your inspection with Lee on 0427 620 864. Council: West Wimmera Shire Council Rates: \$863.20 per annum CT: 9979/985 Land Size: 1,031m<sup>2</sup> approx Zoning: Township Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833