

**117 Elizabeth Street, Edenhope, Vic 3318**



**House For Sale**

Wednesday, 12 June 2024

**117 Elizabeth Street, Edenhope, Vic 3318**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 975 m2**

**Type: House**



Lee Curnow  
0427620864

## **\$240,000-\$250,000**

This neatly presented 3-4 bedroom weatherboard home is ideally located in the heart of Edenhope. Located almost directly across the road from the Edenhope Hospital and just a very short walk from the town centre, schooling and Lake Wallace, there's a lot to like about this home. There are three bedrooms under the main roof, all of a good size and two with ceiling fans. Another separate room off the house is currently used as a fourth bedroom but could be used for storage or a kids' play room. The carpeted lounge has a reverse cycle air-conditioner, while the updated kitchen has electric appliances and plenty of dining space, with heating and cooling from another air-conditioner. The kitchen has a door which allows covered access straight from one of the carports. In the neat bathroom you will find a shower, vanity and toilet, while the laundry has a stainless steel wash trough, outside access and a second toilet. There are two carports - a single with a concrete driveway on one side, and a double with concrete driveway on the other. Situated on a large allotment of approximately 975m<sup>2</sup>, the rear of the home has a decked area at the back door with water feature, plus a garden shed and smaller storage shed. Fruit trees and neat lawn are in the fully fenced back yard with a rainwater tank of 10,000 litres plumbed to the kitchen. Central, affordable, neat and tidy with nothing to do - just move right in. If you can see yourself in this charming home, book your inspection with Lee on 0427 620 864! Council: West Wimmera Shire Council Rates: \$825.88 per annum CT: 8344/685 Land Size: 975m<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