

**12 Rayner Street, Myrtleford, Vic 3737**



**Sold House**

Tuesday, 12 March 2024

12 Rayner Street, Myrtleford, Vic 3737

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 531 m2**

**Type: House**



Bre Sacco

0402499257



Sandra Dondio

0409152948

**\$570,000**

A hidden gem located in one of Myrtleford's most desired streets and merely metres from the small-town setting of Clyde Street is this exclusive opportunity to purchase a versatile and captivating 3-bedroom, 1 bathroom brick home on 531sm<sup>2</sup> in a primary position. The property exudes a welcoming blend of natural light, a neutral colour palette and period attributes while offering modern and low maintenance living. Boasting a spacious and practical floor plan the property features large bedrooms, an open kitchen/dining area, a separate living room, age friendly facilities and a substantial/private yard. It is the perfect sanctuary, in the perfect location. Situated just steps away from a main street and all it has to offer, this home delivers a relaxed lifestyle with value, privacy, and convenience. This is a remarkable opportunity, whether you are a first home buyer wanting to get into the market, a family looking to settle, a retiree seeking to downsize, or an investor looking to add to your investment portfolio with future development potential (STCA) this is the property for you! Enhanced with character, this delightful home is ready to move into and has the capacity to be updated and add further value. Truly a rare chance to secure a prime piece of real estate within the growing suburb of Myrtleford. This property is not to be missed, contact our office for an inspection today!