

**12 Schroeter Street, Winchelsea, Vic 3241**



**House For Sale**

Saturday, 17 February 2024

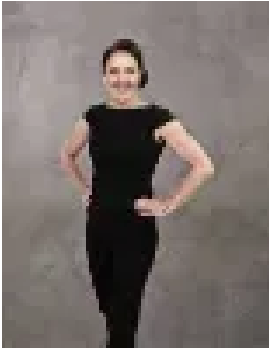
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Michelle Winckle  
0352411488



Sophie Spowart  
0478957905

**\$545,000 - \$595,000**

Situated only moments away from the Winchelsea Golf Course, This fantastic first home or investment presents an ideal opportunity to invest in Winchelsea growth corridor. Winchelsea town centre, the Barwon river and local schools are all within walking distance, location doesn't get much better than this! Comprising of 3 large bedrooms, 2 bathrooms, and a large living zone with kitchen and dining. The kitchen includes an oven and electric cooktop ample cupboard and bench space. With ceiling fans and air conditioning for all-year-round comfort. Situated on a spacious 534 sqm allotment, this expansive block has fantastic rear access. Perfect for subdivision potential (STCA). Only a 20-minute drive to Waurin Ponds and the Surf Coast is an idyllic 25-minute drive, Colac and Geelong CBD and Lorne is only 30 mins away. This home is perfectly positioned in the heart of Winchelsea, close to all the local shops, cafes, and utilities. Extremely motivated seller, get in touch quick as this opportunity won't last long! \*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.