

# 12A Gellibrand Street, Colac, Vic 3250

## Unit For Sale

Thursday, 16 November 2023



12A Gellibrand Street, Colac, Vic 3250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 354 m2**

**Type: Unit**



Jake Theodore  
0417507692



Leanne Witcombe  
0409314066

**\$390,000 - \$410,000**

Discover the epitome of simple, yet comfortable living in this neat and solid unit, conveniently situated north of Murray Street. Enjoy the tranquility of being in close proximity to the Botanical Gardens and the serene Lake Colac. Step inside to find a functional kitchen that caters to your daily needs with ease, with new electric stove and oven. The open-plan layout seamlessly blends the kitchen, living, and dining areas, creating a versatile space that adapts to your lifestyle. Two bedrooms, both with built-in robes, offer ample storage for your belongings, ensuring a clutter-free living environment. The central bathroom features a shower recess and separate bath, providing convenience and versatility for your daily routine. Situated on a very manageable 354 sqm block, this property offers a low-maintenance lifestyle, allowing you to spend more time doing the things you love. Stay comfortable year-round with the convenience of new gas ducted heating, a gas wall heater, and a new reverse-cycle split system, ensuring a cosy atmosphere in any season. Embrace a lifestyle of simplicity and convenience in this charming unit. Whether you're starting out, downsizing, or seeking an investment opportunity, this property ticks all the boxes. Don't miss your chance – contact us today to make this delightful unit your new home! \*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate 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.