

**13 Little Street, Camperdown, Vic 3260**



**House For Sale**

Friday, 3 November 2023

13 Little Street, Camperdown, Vic 3260

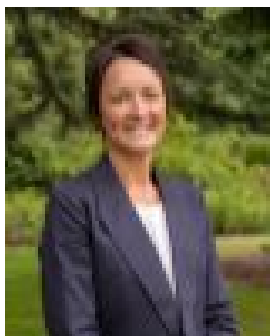
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 959 m2**

**Type: House**



Davina Pickles



Carolyn Harris  
0418179022

## AUCTION

Welcome to 13 Little St! For sale for the first time in 60 years, this much loved home is the ideal choice for first home buyers or those seeking an investment opportunity. Offering a comfortable and spacious living environment, you'll find 3 generously sized bedrooms, the master with BIR. An over sized central living room with a large wood heater making it the perfect place to relax on chilly winter evenings. A large functional kitchen with plenty of cupboard and bench space, as well as a dishwasher, along with a 800mm gas stove and a feature Scandia wood combustion stove perfect for making that next level weekend roast dinner! An updated bathroom with a shower and vanity along with a separate toilet make every day living easy and convenient. Additional features include central heating, ceiling fans, two split systems and a gas instant HWS, while period features include a pressed tin ceiling in the master bedroom as well as original wood panel walls in several rooms. Outside, the front yard offers a low maintenance garden and in the back yard you'll find all of your parking and storage needs well and truly catered for with a range of shedding options including a large wood shed, a 3 car garage and ample room for caravan and boat storage. Conveniently located within easy reach of a range of schools, healthcare facilities and the thriving town shopping precinct, you'll quickly find nothing is too far away! Situated on just under 1000 sqm, don't miss the opportunity to secure this solid functional home. For sale by Public Auction - onsite 2nd December at 12noon. Call us today to register your interest and organise an inspection.