

**13 Surgey Street, Merbein, Vic 3505**



**House For Sale**

Tuesday, 6 February 2024

13 Surgey Street, Merbein, Vic 3505

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 842 m2**

**Type: House**



Ben Ridley  
0350212200



Lewis Florez  
0350212200

**\$320,000 - \$350,000**

\* This loved 3 bedroom family home is offering great value in todays market to both the owner occupier and investor\* Set on a large block of approximately 842m2, that benefits from side lane access and has local amenities close by\* A spacious L-shaped lounge and dining room has both a cosy slow combustion fire and split system\* Whilst the kitchen maybe original it is a perfectly serviceable and bright space that you can make your own down the track\* Each of the bedrooms have ceiling fans, there is evaporative cooling and a separate shower room helps with the morning rush\* The fully fenced yard has a covered entertainment area and a garden shed plus there is a double carport\* Neat and tidy both inside and out, take the time to make an inspection Upon arrival at all Open Inspections you will be required to present photo identification. Please contact our office if you would like more information.