

**169 Standish Street, Myrtleford, Vic 3737**



**House For Sale**

Monday, 15 April 2024

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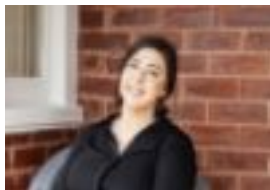
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 621 m2**

**Type: House**



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0402499257

**\$460,000**

Set upon a 621m<sup>2</sup> corner block, this charming weatherboard cottage has untapped potential and awaits inspired vision for all purchasers. Two generously sized bedrooms and a family bathroom create a comfortable living space. The neat and tidy kitchen seamlessly blends into the dining room, exuding warmth and functionality. Polished timber floors throughout adds an elegant touch. The inbuilt wood heater and reverse cycle air conditioner ensure year-round comfort, while the well-established gardens and fully fenced backyard offer a private and relaxed environment. Ample storage is guaranteed with two sheds, providing peace of mind for all your belongings. Proximity to the hospital, schools, and shops makes this property a prime location. Currently leased at \$285 per week, it presents an excellent investment opportunity. Call today to schedule a viewing and make this cottage your dream home or a lucrative investment.