

**171 Lake Street, Edenhope, Vic 3318**



**Sold House**

Friday, 22 December 2023

**171 Lake Street, Edenhope, Vic 3318**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2050 m2**

**Type: House**



Lee Curnow

## Contact agent

If you've been waiting for a quality brick family home with a magnificent view of Edenhope's Lake Wallace - here it is! With four bedrooms, two bathrooms, multiple living areas and an uninterrupted view of the lake, this 1986 built home is perfectly set up for the large family, or perhaps retiring farmers looking to move to a prime location in town. The home itself is on a large block of over 1,000m<sup>2</sup> and as an added bonus, there is also an additional block of just over 1,000m<sup>2</sup> fronting Elizabeth Street included in the sale. Use it as an extended back yard, for potential development (subject to shire approval) or capitalise on the demand for vacant blocks by subdividing and selling it - the choice is yours. The home is spacious inside, with two large living areas. At the front of the home is a carpeted lounge room with air conditioner, split system and slow combustion heater, while a second living/dining area is central to the home, with air conditioning and a second slow combustion heater. The second living area adjoins the large, open kitchen which has electric appliances including dishwasher and a large pantry. Three of the four bedrooms are carpeted, with the fourth bedroom/office having a lino floor. The master bedroom has split system heating and cooling, a walk-in robe and ensuite with shower, vanity and toilet. The second and third bedrooms are generously sized and both have built-ins. The main bathroom has shower, bath and vanity, with a separate toilet. Laundry has good built-in storage, stainless steel wash trough and outside access. Outside, there is a single vehicle garage with concrete floor and a double carport at the end of a wide driveway. An automatic watering system waters the lawn and rainwater storage of approximately 63,000 litres is plumbed throughout the home. Lakeside opportunities like this rarely come up in Edenhope - don't miss out! Call Lee today on 0427 620 864 to organise your private inspection. Council: West Wimmera Shire Council Rates: \$1,120 per annum CT: 4177/319 Land Size: 2,050m<sup>2</sup> approx Zoning: Township Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833