

**23 Ligar Street, Colac, Vic 3250**

**House For Sale**

Friday, 3 November 2023



23 Ligar Street, Colac, Vic 3250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 599 m2**

**Type: House**



Andrea Ivermee



Emma Nelson  
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**\$695,000 - \$715,000**

This home is ready to be treasured if you are lucky enough to call it your own. Experience the convenience of the north of Murray Street location and charm of the 1940s combined with modern improvements. Situated on a corner allotment of 599sqm this property invites retirees, professionals and families alike. With Colac West Primary School and Winifred Nance Kindergarten across the road, 23 Ligar Street is ripe and ready to make new memories. From entry you will be immediately impressed by the polished timber floors. High ceilings flow through the home, timber wall paneling, sash windows, stained glass windows and fireplaces are all still in place 80 years on. The heart of any home is the kitchen and this one is no exception. With stone benchtops, walk in pantry cupboard and adjoining formal and informal dining areas, meals can be enjoyed with extended family and friends any day of the week. Stepping out to the deck, the northerly aspect offers an ambient setting amongst the cottage garden and security of the fully enclosed yard. The list of attributes continues with two bathrooms, ducted gas heating and renewed carpet in the bedrooms. Within walking distance to the lake and only moments away to the CBD. All you need to do is book an inspection today to enjoy the convenience of this 1940s charmer!