

# 25-27 Elgin Rd, Beechworth, Vic 3747



## Sold House

Tuesday, 23 April 2024

25-27 Elgin Rd, Beechworth, Vic 3747

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 1**

**Area: 3375 m2**

**Type: House**



Debbie Ravida



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## Contact agent

Situated on a 3,375m<sup>2</sup> allotment that would be ideal for the astute investor / developer or buyer looking to improve and capitalise. The property consists of 2 substantial homes and a significantly sized parcel of land. This property is located on the high side of Elgin Road, with close proximity to the Murray to Mountain Rail Trail, Lake Sambell and various walking tracks.

HOUSE 1 Three bedrooms and a separate self-contained studio All bedrooms are generously sized, with built-in wardrobes Spacious kitchen with open plan dining / living room Separate bathroom, shower room & toilet Large laundry with ample storage space Slow combustion wood heater & reverse cycle air conditioner Front verandah and rear alfresco area Single garage and a large workshop/shed Semi-attached self-contained studio includes: \* Spacious bedroom \* Living room \* Kitchenette \* Full bathroom

HOUSE 2 3 bedroom weatherboard home Polished floorboards to the sizable living room Spacious 1950's open plan kitchen / dining room Slow combustion wood heater and five reverse cycle air conditioners Dado walls to the kitchen & living room Large bathroom with external toilet and laundry Other attributes of this property include low maintenance gardens and a variety of garden/storage sheds. There is an approx. 1,600m<sup>2</sup> fully fenced paddock with access off Hayes Dve which would be ideal for subdivision (STCA).