

**26 Lilian Street, Stawell, Vic 3380**



**House For Sale**

Tuesday, 30 April 2024

26 Lilian Street, Stawell, Vic 3380

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 930 m2**

**Type: House**



Adam Walker  
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## **Auction - Saturday 25th May, 2024 @ 10.30am**

Auction to be held on Saturday 25th May, 2024 at 10:30 am, on site. Terms are 10% deposit. Welcome to your spacious family haven! Nestled on a sprawling 930 sq. block with convenient front and rear street access, this solid brick abode offers the perfect blend of comfort, functionality, and style. Upon entering, you're greeted by a wide entry that sets the tone for the generous living spaces within. The expansive lounge provides ample room for relaxation and gatherings, while a sunroom/office at the rear offers versatility for families seeking additional living or work-from-home options. Boasting four large bedrooms, three equipped with robes, this home ensures everyone has their own retreat. The master bedroom is a true sanctuary, featuring a sizable 5-door robe and a brand-new, stylish ensuite for added luxury. The heart of the home lies in the modern kitchen, where updated cabinets, a pantry, and a gas cooktop cater to culinary enthusiasts. This space seamlessly flows into the dining area and living areas, fostering effortless interaction and connection. Convenience meets indulgence in the combined bathroom-laundry, complete with a shower over a spa bath for ultimate relaxation. No matter the season, comfort is assured with ducted gas heating and evaporative cooling throughout. Outside, an inviting entertaining area beckons for al fresco dining and relaxation, overlooking the established, well-fenced yard—a paradise for kids and pets alike, complete with a bird aviary. Car enthusiasts and hobbyists will rejoice at the presence of a 9m x 3.4m garage, a single carport, and a substantial 7.7m x 4.3m workshop shed, offering ample space for storage, tinkering, or pursuing passions. Currently leased to a fantastic renter returning \$430 p/w with a fixed lease until 3rd September, 2024.