

**30 Crichton Street, Avenel, Vic 3664**

tom egan

**Sold House**

Saturday, 9 December 2023

30 Crichton Street, Avenel, Vic 3664

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2024 m2**

**Type: House**



Tom Egan

**\$465,000**

Superbly presented family home comprising two good sized bedrooms. Both bedrooms have direct access to a private timber decked verandah to enjoy your country lifestyle. Formal living room with wood fire. Central main bathroom. New renovated kitchen with extra preparation area. Extra family sunroom or study area overlooking the large backyard. Note extra wide frontage for potential development. Car accommodation plus two sheds and a large onsite container. Consider the possibilities on this large allotment of 2024m<sup>2</sup>. Town water and sewerage connected. Extras include: gas cooking, timber floors, split system heating and cooling. Lovely outdoor verandahs for entertaining. Established gardens and loads of room to further extend or develop. Stamp your own personality and reap the rewards of this outstanding location close to the Winery, shops, schools and parklands. Please contact Tom Egan on 0418 399 398 or email [tom@tomegan.com.au](mailto:tom@tomegan.com.au) to arrange an inspection.