

# 33 Alexander Street, Colac, Vic 3250

## House For Sale

Thursday, 13 June 2024



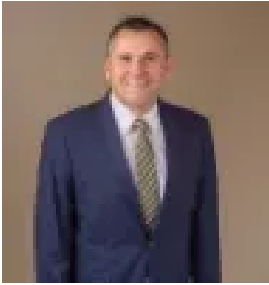
33 Alexander Street, Colac, Vic 3250

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Troy Kincaid  
0352321800



Jake Theodore  
0417507692

**\$425,000 - \$435,000**

This charming weatherboard residence, situated on an expansive 855 sqm block, offers a delightful blend of classic features and modern conveniences. Upon entry through the inviting leadlight front doors, one is welcomed into a cosy space, ideal for discerning renovators seeking to infuse their unique style. Internally, the timber kitchen features a pantry and laminate bench tops, seamlessly integrating with a dining area conducive to family gatherings. The living area is thoughtfully outfitted with gas wall heating, air conditioning as well as a split system, ensuring year-round comfort. Comprising four bedrooms, three with built-in robes, the home offers ample storage solutions. The centrally positioned bathroom includes a shower and toilet, supplemented by an additional separate shower and toilet at the rear of the property for enhanced convenience. Externally, the property would easily boast four car spaces to accommodate various parking. With its 12x6 meter shed complete with power and concrete flooring, presenting an excellent opportunity for a workshop or supplementary storage. The outdoor pergola provides a perfect setting for entertaining, ideal for hosting barbecues, family gatherings, or casual evenings with friends. With the installation of a new switchboard already completed, this home is ready for its next chapter, offering endless possibilities for customisation and enhancement, but is still comfortable to move straight to in and enjoy. The location is ideal too, just a short walk to Lake Colac, the Colac bowling club and a short drive into the centre of town. \*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.