

35 Elizabeth Street, Edenhope, Vic 3318



House For Sale

Friday, 2 February 2024

35 Elizabeth Street, Edenhope, Vic 3318

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 1033 m2

Type: House



Lee Curnow

\$209,000

You can't get much closer to the heart of Edenhope's town centre than this! Just a few minutes' walk from the shops, this home is also well located to access features of the town such as schools and the popular Lake Wallace. Situated on a generous block of approximately 1,033m², the 1930s built home could do with some TLC, but has potential. At the front of the home is a large carpeted living room, warmed and cooled with a slow combustion heater and split system air conditioner. The neat kitchen has gas cooktop and oven and a functional design. There are two carpeted bedrooms at the front of the home, master with ceiling fan and air conditioner. A third bedroom is at the rear of the home, inter-connecting with another room which could be a small fourth bedroom or extra storage space. Large bathroom with double shower, free standing bath and vanity. The toilet is separate and accessed through the laundry, which also has outside access. There is a single vehicle carport alongside the home. The rear yard is fully fenced and has two garden sheds, with space for another larger shed if required. Make no mistake, there are improvements to be made to this property, but together with its great location so close to the town centre, it has the potential to be a comfortable home with character. The property is currently tenanted on a periodic lease at \$250 per week, giving you as the purchaser the option of retaining the tenant, or moving in and putting your own stamp on it. To book your inspection, call Lee on 0427 620 864. Council: West Wimmera Shire Council Rates: \$888.08 per annum CT: 9457/508 Land Size: 1,003m² approx Zoning: Township Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833