

**36 Garden Street, Portland, Vic 3305**



**Sold House**

Thursday, 22 February 2024

36 Garden Street, Portland, Vic 3305

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 725 m2**

**Type: House**



Nikki Hudson

0438846645

**\$522,000**

Perfectly positioned to enjoy a daily walk just 300m to the waters edge overlooking Portland bay and beyond, is this immaculately presented home on a 725m<sup>2</sup> block. Stroll just a little further and you can jump on the Portland Cable Tram, take in the stunning scenery from the Whale Viewing Platform or find yourself on family friendly Nuns Beach. And with Portland's shopping precinct and cafes only 1.5km away - everything you need is within reach. Currently run as a very successful short term accommodation property 'Flinders Park Cottage', the home can be sold fully equipped to continue earning you an income until you decide it's time for a trip to our stunning coastal town in which you can enjoy it all to yourself. Or be lucky enough to call it home. The north facing open living area in the home consists of the kitchen, dining and lounge which is spacious and sunlit with polished floors and walls of windows. This space leads out onto the rear decking which overlooks the enclosed backyard. There are 4 bedrooms and a large, modern main bathroom plus a second toilet in the updated laundry. Side gate access to the double garage in the backyard means there is plenty of secure parking for the cars, boats or the van! Properties of this quality and in this area are well worth making time to inspect today! NB: Yellow boundary lines are an approximate only.