

# 39 Butt Street, Canadian, Vic 3350

## House For Sale

Thursday, 30 May 2024

Doepel Lilley+Taylor  
Real Estate. Est. 1888

39 Butt Street, Canadian, Vic 3350

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 600 m2

Type: House



Robert Cunningham



Leigh Hutchinson  
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**\$360,000 - \$380,000**

A charming weatherboard gem sitting on a 600m<sup>2</sup> Industrial Zone 1 allotment ideal for businesses, first home buyers or downsizers, and you will be surprised to find two horse stables and a tie up rail! A fantastic corner allotment with zoning that presents many choices to buyers; owner occupy, dual use occupy and work from home, or developers simply a great project (STCA). Perfectly positioned and within easy reach to all amenities only 8 minutes to CBD and 9 minutes to Sebastopol approx. The interior offers a cozy and inviting atmosphere and features a functional kitchen blending the new with the old and provides winter warmth via a wood heater, the light filled living room is fitted with a gas heater, and the two bedrooms are of good size and are serviced by an updated bathroom. A small versatile floorplan offering those that want to work from home options to renovate new space or utilise the study to the rear of the home, a decked ramp entry to the front door and a rear undercover patio providing an all-weather space to enjoy. Outside the garage offers side access with roller door suited to a single vehicle, additional rear parking with a single carport and once again the surprise here is the attached two horse stables in good working condition. Neat throughout and a low maintenance spacious backyard, this property will most certainly appeal, call Rob today.