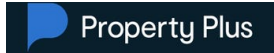


**39 Watson Street, Charlton, Vic 3525**



**Lifestyle For Sale**

Tuesday, 6 February 2024

39 Watson Street, Charlton, Vic 3525

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 883 m2**

**Type: Lifestyle**



Greg Fathers



Nathan Diss  
0354474088

**\$325,000**

This well-maintained weatherboard clad home offers three-bedrooms plus study and two living areas. There are two spacious bedrooms at the front, leading to two living spaces—one with an inbuilt heater and a brand new reverse cycle split system. The renovated kitchen boasts gas cooking, ample cupboards, a large pantry, sunny dining area and another reverse cycle split system aircon. A renovated bathroom, separate toilet and a third bedroom with a complete wall of inbuilt wardrobes are at the back of the home. Included are a small sewing room/bedroom/study and a laundry. The paintwork and floor coverings are in good condition, and there are ceiling fans in bedrooms, kitchen and living areas. A double carport is attached to the west side of the home, and at the rear is a double open front garage. The property is fully fenced and has a 6kW solar system, garden reticulation and a large poly rainwater tank. Privacy is assured by a hedge and mature trees, complemented by lovely garden beds and front and back verandahs. With minimal ongoing maintenance, vacant possession and a tidy exterior, this home is ready to move into and embrace the peaceful rural town lifestyle and country hospitality. Located on a quiet residential street, it's a short walk to the main street shops and facilities.