

**41 Hovell Street, Echuca, Vic 3564**

**CENTURY 21**

**House For Sale**

Friday, 19 January 2024

41 Hovell Street, Echuca, Vic 3564

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1003 m2**

**Type: House**



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## **\$470,000 to \$490,000 - For Sale By Fixed Date**

Step into a world of possibilities with this spacious two-bedroom home, situated on an extensive corner allotment. Well maintained, this tidy home includes two bedrooms, a central bathroom, large kitchen with electric cooking and a spacious living area that exudes a welcoming atmosphere. A notable feature of the property is the expansive shed, complete with a partially concrete floor and power supply. Resting on a sizable 1,003m<sup>2</sup> corner allotment, there exists the potential for expansion, subdivision, or development – subject to council approval of course. Conveniently positioned with easy access to public transportation, a local gym, and just a brief drive into town, this property offers both practicality and potential. Whether you're a seasoned renovator seeking your next project or an individual eyeing a development opportunity, this residence provides an excellent chance to reimagine and revitalize. Embrace the challenge and unlock the hidden potential within this exceptional find! This property is being sold using 'Market Buy' to facilitate online offers. If you would like to register your interest in this property as a buyer and submit a formal offer in a secure way, directly to the agent and property seller (prior to 1pm on February 20th), please copy the link below into your browser and fill out the required fields: <https://c21richriver.marketbuy.com.au/sign-up/p/al6/41-hovell-street-echuca> Note: the seller may accept an offer prior to end date and may not necessarily accept the highest offer if another offers terms are more favorable. Offers may continue past close time if there are continual offers prior to cut off time.