

**46 Barry Street, Birregurra, Vic 3242**



**House For Sale**

Tuesday, 30 April 2024

46 Barry Street, Birregurra, Vic 3242

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 951 m2**

**Type: House**



Toby Kent

0432765552



Fergus Torpy

0428627161

## **AUCTION - Buyer Guide \$560,000 - \$620,000**

Refreshed, rejuvenated and ready to sell! This charming three bedroom cottage in Bustling Birregurra is perfect for those looking for stress free, low maintenance living in a thriving community. Brimming with natural light and character features throughout, this is a fantastic opportunity to snap up a warm and inviting home. The heart of the home is the light filled living area that is perfect for relaxing in front of the wood heater. The sleek and modern bathroom is convenient with an open shower and large vanity. Character is a constant throughout the spacious bedrooms all featuring hardwood polished boards and one with BIR's. The open kitchen and dining has views of the backyard. Step outside and utilise the undercover back entertaining area that can be used for dining year round. Additional features include solar panels and plenty of off street parking. Love the location that situates you within a short walk of all the fantastic stores Birregurra has to offer. Go for a coffee, meal, pick up supplies from the pharmacy or leave the car at home and just stroll to the train station for a trip into the city - everything is accessible on foot. Lorne, The Otway's and Colac are all a short drive, as well as being central to Geelong and Melbourne. An excellent investment in a thriving community - don't miss a chance to inspect today! For sale by public auction on Saturday, 25th May @ 12:30 pm!