

**6 Church Street, Stawell, Vic 3380**



**Sold House**

Tuesday, 9 April 2024

6 Church Street, Stawell, Vic 3380

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 855 m2**

**Type: House**



Adam Walker  
0353522303

**\$240,000**

Sale By Fixed Date - Monday 4th March, 2024 @ 12pm (Unless Sold Prior). Indicative Buyer Range \$225,000 - \$235,000  
Attention Investor-Developers: Here's an exceptional opportunity in a prime central location! This 855 sq.m block has 2 street access with a 22.5m frontage and is zoned as 'General Residential'. The property is ideally situated within a few minutes drive to schools, CBD, 2 supermarkets and a 100m or so to the North Park Sporting precinct. It's a strategic location that promises a bright future for your investment. This property presents numerous possibilities for investor developers and renovators alike. Consider a multi-townhouse development (STCA) to maximize the potential of this site. You also have the option to renovate the existing house, increasing its rental cash flow value. The period cottage exudes character with its high ceilings and offers a comfortable lounge complete with gas heating. There are 3 good-sized bedrooms, the older-style kitchen provides a reasonable amount of storage and a gas cooker. The bathroom features a shower over the bath, and a separate toilet. The large double carport has easy access from Alfred St, storage shed and a huge block, this property is ripe for development or renovation. Don't miss out on this opportunity to invest in your future now.