

**63 Clarke Street, Benalla, Vic 3672**



**House For Sale**

Wednesday, 12 June 2024

63 Clarke Street, Benalla, Vic 3672

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Shayne McKean  
0438568287



Peter Symes  
0437357026

**\$380,000 - \$410,000**

Ray White Benalla welcomes you to 63 Clarke Street, Benalla. This home is located on a 700m<sup>2</sup> block (approx) and in the perfect spot for everyone. Here we are within minutes walk to Benalla Grocer, Benalla Churchill Reserve, P-12 Primary Campus and only minutes drive into Benalla CBD, Benalla Lake and everything the town has to offer. A solid Brick Veneer home with original timber flooring inside, this home has been well loved and cared for. Ready for its new owner to freshen up and create a fantastic family home or very good investment property. Inside the home we have a front living area, that has glass closing doors to the hall, closed in fireplace no longer in use and large front windows, allowing plenty of natural light into the home. Across from the living is bedroom one of three. Two additional bedrooms at the rear of the home both have built in robes and all bedrooms come with ducted floor heating & ducted cooling. Main bathroom is located in the middle of the home with a shower over bath, timber vanity, with a separate toilet being next door. Kitchen is located in the centre of the home styled in a modern 2000s look inclusive of double dishwasher, corked floor, modern electric oven & gas cooktop. Exterior to the home we have a two car carport at the front of the home, leading onto a garage/workshop with tilt door. The rear of the home has a great backyard with clothesline, fully fenced and minimal landscaping for you to add your own touch. This home has been really well maintained and cared for and is ready for someone to add their own individual touch. Other features include: - Laundry: Built-in cabinets and bench-tops (matching with kitchen), ample storage, trough- H/Water: Instant gas- Cooling: Evaporative air conditioning- Heating: Floor ducted gas- Garage: Power, concrete floor, tilt door