

# 74 Boyce Street, Avoca, Vic 3467



## House For Sale

Tuesday, 14 May 2024

74 Boyce Street, Avoca, Vic 3467

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 960 m2**

**Type: House**



Brandon Solomano  
0354612222



Craig Bell  
0354612222

**\$395,000**

Discover the charming potential of 74 Boyce Street, a solid brick abode nestled within the serene township of Avoca, Vic 3467. Perfectly suited for first-time buyers, savvy investors or growing families seeking a peaceful retreat, this residence occupies a generous corner block sprawling over 957m<sup>2</sup>. Featuring three cosy bedrooms and a single well-appointed bathroom, this house is a testament to comfortable living. The inviting lounge, warmed by a solid fuel heater and cooled by a split system air conditioner, promises year-round comfort. A functional kitchen awaits, equipped with electric hot plates, wall oven, and a handy dishwasher, all complemented by an adjacent meals area. Outside, the substantial yard offers plenty of space for children's play or future expansions. A convenient carport, coupled with a practical shed, ensures ample storage for vehicles and tools. Current anticipated rental return is \$330 per week. 74 Boyce Street presents as an idyllic and affordable choice, whether you're looking to establish your family roots, secure a profitable rental or simply escape to a tranquil country lifestyle. This property is poised to become the canvas for your dream home, a wise investment, or your very own rural haven. Contact for further details.