

**9 Brown Street, Colac, Vic 3250**



**Sold House**

Wednesday, 18 October 2023

9 Brown Street, Colac, Vic 3250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 736 m2**

**Type: House**



Troy Kincaid



Jake Theodore  
0417507692

**\$390,000**

Introducing this three-bedroom, one-bathroom home, providing cosy living with contemporary amenities and a chance to embark on your next venture. The kitchen showcases timber cabinets, ample laminate countertop area, a stainless steel electric wall oven, and a 6-burner gas cooktop, accompanied by a dishwasher for enhanced convenience. Inside, the open-plan living area is climate-controlled by a split system, a gas wall heater, and a ceiling fan, ensuring a pleasant atmosphere year-round. The bedrooms boast the warmth of floorboards, with two of them including built-in robes for storage efficiency. The bathroom provides a relaxing retreat with a delightful bath and a shower, alongside a vanity with cupboard space. Easy maintenance is guaranteed with laminate boards and tiled walls serving as a splash back. Convenience is key with a large laundry at the rear of the house, complete with a corner linen press and a separate toilet, accessible through a sliding door leading outside. The property also features a double garage with an electric roller door. The spacious backyard offers endless possibilities for outdoor activities and gardening enthusiasts. Additionally, the house is equipped with solar panels, emphasizing its eco-friendly appeal. This residence will be an ideal home for families looking for their first home and investors wanting to grow their portfolio. Situated close to the CBD, Blue water fitness center, Colac Secondary College and Chicky's Milk Bar.\*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.