

9 Lyons Street, Colac, Vic 3250

House For Sale

Thursday, 1 February 2024



9 Lyons Street, Colac, Vic 3250

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1457 m2

Type: House



Andrea Ivermee



Stuart Nelson
0418145811

\$525,000 - \$565,000

We all know the number one rule in real estate, it's all about the location. Well look no further! Walking distance to the lake, botanical gardens, and the local IGA supermarket is less than 2 minutes away. Wave goodbye to the kids from your front door, that's how close you are to Colac Primary School. Set on a large 1,457 sqm allotment, this brick home has a flexible floorplan featuring 3 bedrooms, 2 bathrooms and 2 living zones. Many of the most expensive renovations have been done. The modernised eat in kitchen has ample cabinetry, bench space and flows beautifully into the main living room. The two new bathrooms are contemporary, one being an ensuite off the master and the other centrally located to the other two bedrooms. Outside you have a double lockup garage and garden shed and the well-established orchard is ripe for the picking and preserving! Additional Features include:- Linen Press x 2- Reverse cycle heating and cooling in the lounge- Ducted heating throughout - Single carport with vehicle access through to the north facing yard- Close to Colac's biggest employers, AKD Softwoods and ALC