

**1/47 James Street, Port Fairy, VIC, 3284**

**House For Sale**

Saturday, 12 October 2024



1/47 James Street, Port Fairy, VIC, 3284

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Position & Potential**

If location and lifestyle are important, then look no further than this delightful unit. Centrally located in popular James Street, this places you within a short walk to Port Fairy's shopping, restaurant and river precincts, further highlighting the appeal of this lovely home.

The entrance leads you to an open plan space which includes a spacious living room, dining area and a kitchen, with an abundance of storage.

A hallway leads to the two spacious bedrooms both featuring BIR's and large windows, which enjoy an easterly aspect, inviting the sunshine in.

There is a conveniently placed main bathroom offering vanity shower and bath, separate toilet and laundry.

An additional room offers versatility and can be utilised as a 3rd bedroom, for extra guests or second living. A set of sliding doors lead to the rear courtyard, which is paved for low maintenance and offers a very, sheltered, private place in which to enjoy the outdoors.

The single car garage has been converted into a sitting area, where you can relax and watch life go by.

Enjoy the property now or unleash your imagination to renovate or redecorate, this home would be a holiday getaway, first home or perfect for the purchaser wanting to downsize.

For further details and inspection arrangements please contact

Di MacKirdy 0400625501.