

**16 Donald Street, Charlton, Vic 3525**



**House For Sale**

Monday, 8 July 2024

16 Donald Street, Charlton, Vic 3525

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1703 m2**

**Type: House**



Lois De Jong  
0354474088



Nathan Diss  
0354474088

**\$236,000**

An opportunity is awaiting the astute purchaser who is looking for a project that will almost certainly see you reaping the rewards of your foresight and hard work. 16 Donald Street Charlton is an interesting package exuding opportunity and potential for those with an eye to the future. The property is situated on a generous 1703 square metre allotment with a solid three-bedroom home that's definitely in need of a full interior renovation, but the bones of the home are good and with some notable and considerable extras already in place, you have a good start. The property has a substantial installation of 20 solar panels feeding into the grid and there is a reasonably new heat pump hot water service in situ. The home features hardwood floorboards throughout and also has ducted evaporative cooling. All of this gives you a base to work from. Outside, we find substantial infrastructure in place by way of very large open bay shedding that's also extra high in one section; this area would house a medium size bus or possibly a mid size truck. Although older, the construction of the shedding appears to be very solid and has excellent access and a good workshop area. There's also a most useful double carport at the rear of the house; this could also double as an outdoor living area if required. There's unlimited potential here. Priced to sell, don't let this opportunity to enter the real estate market pass you buy.