

**17 Anzac Avenue, Edenhope, VIC, 3318**

**Sold House**

Sunday, 13 October 2024

17 Anzac Avenue, Edenhope, VIC, 3318

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **The Brief: Great location, Huge potential**

Its Addressed:

Superbly located only metres to shops, cafes and the supermarket, this un-renovated home also enjoys a parkland setting – overlooking the Edenhope Wetlands and Birdlife Sanctuary. So – arguably the best location in town. Note – neighbours on one side only – so its super quiet.

Providing a real opportunity to improve with a low-cost makeover and well suited to first home buyers, young families and retirees alike, it offers 3 good sized bedrooms, 1.5 bathrooms, original kitchen, a North facing lounge with gas heating and a new reverse cycle air-conditioner. Other inclusion are a rear enclosed patio and single carport and shedding. So why not escape the rat race, roll up your sleeves and enjoy a quiet country lifestyle. Call today for your inspection.

Note – being sold with all furniture and goods – it really is an Aladdin's Cave with a lot of unopened mail order brand new items.

For more Real Estate in Edenhope contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.