

**2 Edward Street, Benalla, VIC, 3672**



**House For Sale**

Wednesday, 25 September 2024

2 Edward Street, Benalla, VIC, 3672

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Peter Symes



Shayne McKean

## **PRACTICALITY AND COMFORT!!!**

Welcome to 2 Edward Street, Benalla. This neat and tidy weatherboard home is located on a 624sqm block, featuring upgrades throughout, a flexible floorplan and plenty of potential to suit a wide range of buyers. Located only a short drive to Benalla's CBD, Lake walking track and school and sporting amenities, this charming home is sure to impress.

As you enter the home you are greeted with a spacious living room with wood fire heater and split system heating and cooling. This space flows seamlessly to the open plan kitchen and dining space which features recent upgrades, modern amenities and plenty of storage. Moving through the home, you have three good sized bedrooms all with built in robes and ceiling fans, and the convenience of a versatile study that can serve as a fourth bedroom, home office or creative space. The central bathroom offers a bath over shower and large vanity, with the Euro style laundry and separate toilet located off the kitchen with external access to the verandah and backyard.

Outside the home you have an under cover verandah with decking and a ceiling fan, offering a great entertaining space. The backyard features a spacious lawn area and good sized garden shed, offering plenty of scope to put your own mark on the landscape. The key feature of this area is the 6x9 metre shed with side vehicle access, power and concrete flooring, ideal for storage, a workshop or hobby space.

The property also boasts 5.5kW solar system, helping you reduce energy costs and your environmental footprint. This home offers a blend of practicality and comfort, ready for its next owners to enjoy. Call Ray White Benalla today!