

# 225 Nicholson Street, Orbost, Vic 3888



## House For Sale

Wednesday, 10 July 2024

225 Nicholson Street, Orbost, Vic 3888

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1279 m2**

**Type: House**



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**\$420,000**

Welcome to 225 Nicholson Street, Orbost! Believed to be built circa 1940, this home is nestled on a corner block nearly a third of an acre in size (1279m<sup>2</sup>) and only a short stroll to the Orbost CBD. Charming, old-fashioned and loaded with potential, you will be captivated with its timeless appeal, brick exterior and expansive rear yard. Sitting on concrete stumps with its original hardwood flooring, this property has the bones to be something great. At the entry to the home, you'll find a large, covered porch with a sitting bench. Through the front door you'll take a step back in time. To the left of the entryway, the main living room is a generous space with an open fire for those cosy country nights relaxing with the family. With a north facing window, the room is filled with rays of sunshine in the daytime. A formal dining room with an inbuilt slow combustion wood heater is perfect for dinner parties or just entertaining family and friends. The retro inspired kitchen, centrally positioned in the home, serves as the hub of daily activities featuring ample storage space and is complete with an electric stove and room for a dining table. There's plenty of scope here, with a space of this size, to build your dream kitchen. Continuing through the hallway you will discover the master and second bedrooms which are well-appointed, carpeted and boast built-in robes and ceiling fans, ensuring comfort throughout the seasons. The master bedroom is huge, with plenty of scope to incorporate an ensuite (STCA). A conversation starter carpeted bathroom with bathtub and a separate toilet provide convenience, while a versatile third bedroom or office space offers dual access and leads to the well-lit sunroom and a laundry. Outside, the expansive backyard presents many opportunities. This is complimented by a secure garage with side gate access and a second set of double gates. This property offers both functionality and potential for your personal enhancements. Solar panels have been installed to keep those electricity bills low and the home underwent electrical upgrades around five years ago. The home is located only a short walk from Hospital, P-12 College, Recreation Reserve and the Orbost Club. Orbost is a thriving regional town located mid-way between Melbourne and Canberra. Right on the Snowy River, Orbost is also only a short drive to the coastal town of Marlo. Marlo is a fantastic spot for fishing, boating and beautiful beaches. Around a forty-five minutes' drive will bring you to Lakes Entrance where there is Aldi and Woolworths supermarkets whilst Bairnsdale is only an hour away with all the major supermarkets, Bunnings, Kmart and other specialty retailers. This home may be suitable for first home buyers looking to get a foot on the property ladder or those looking to remodel a classic old family home and turn it into something great. Please view our Virtual Tour online and for more information or to book a private inspection seven days a week, please call Kayla on 0403 005 162.