

31 Myrtle St, Myrtleford, VIC, 3737



House For Sale

Saturday, 14 September 2024

31 Myrtle St, Myrtleford, VIC, 3737

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

A Charming Home on the Edge of Town

Discover the charm of this quaint weatherboard cottage, ideally situated just a short walk from the vibrant center of town. With its quaint architecture and delightful garden, it exudes personality and warmth from the very first glance.

This well-appointed home welcomes you with a thoughtfully designed kitchen that boasts ample storage and electric cooking facilities, seamlessly flowing into the inviting dining area and spacious lounge room. The convenient layout leads down a cozy hallway to two generously sized bedrooms, a sunroom that can be used as a third bedroom or study and a full bathroom, ensuring comfort and convenience for family living. In addition to the full bathroom, the property offers a convenient second toilet and a separate laundry, perfect for busy households.

Step outside to find a large, secure yard that offers plenty of space for children or pets to play, along with a covered outdoor entertaining area. Year-round comfort is assured with both reverse cycle air conditioning and a charming wood fire heater, making this home cozy in the winter and cool in the summer. The inclusion of solar panels helps to reduce electricity bills and is attached to the hot water system adding to the home's efficiency.

Perfectly located along the picturesque Great Alpine Road and adjacent to the Rail Trail, this property provides a perfect blend of privacy and convenience. With commercial neighbors nearby, you can enjoy a peaceful lifestyle while still being within easy reach of the town's amenities. Whether you're seeking a quiet retreat or a charming new home, this cottage offers the perfect backdrop for a relaxed and fulfilling lifestyle.

This property is currently being utilised as an investment permanent rental and presents an excellent opportunity for investors looking to expand their portfolio. With a fantastic renter already in place, prospective buyers can seamlessly continue the current lease in place.

The remarkable chance to purchase this beautiful property is not to be overlooked!