

**22 Mitta Street, Omeo, VIC, 3898**

**Harcourts**

**Rural For Sale**

Friday, 30 August 2024

22 Mitta Street, Omeo, VIC, 3898

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: Rural**



Michael Director

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## Move in on Mitta Street Omeo

Elevated and central to the Omeo township this beautifully presented brick home signifies the character and charm of a period build offering comfortable living with high ceilings, large window, and captures district scenery from the verandas overlooking the sprawling gardens scattered with established trees.

Inside the home it boasts a generous open plan country style kitchen with electric appliances and room to move extending into the dining and lounge area with heating and cooling taken care of with a free-standing wood heater and split system air conditioner. Three bedrooms, master with a split system, a central bathroom servicing the home, laundry, separate toilet, and a mud room at the rear of the home providing entry and exit to the paved pergola and entertaining area.

Adjacent to the rear of the home and at the highest point of the grounds is practical shedding with access from Mitta Street offering open bay car parking and lockup shedding for storage and workshop requirements, and a neat woodshed for dry wood storage. Attached to the shed is a \*ten-kilowatt solar system providing feedback to the grid, offsetting power usage and reducing annual electrical costs.

The property represents a multitude of opportunities for investment or permanent occupancy. A short walk along Botany Street or push bike ride into to the town from the home you will find there is an IGA supermarket, The Golden Age and The New Rush brew house for meals and a cold one, a bakery, a café's, the Omeo Hospital, primary school, service station and post office, the new activities pump bike track, football and netball club, and a golf course further out the road to explore.

The area boasts a variety of outdoor activities for the keen, with the current development of the mountain bike trails well underway, and other activities such as hunting, four-wheel driving, motor bike or mountain bike riding, trout fishing, and various other recreational pursuits. Omeo is \*one hour and twenty minutes from the major regional center of Bairnsdale, and \*35 to 45 minutes to the snowfields around Dinner Plain and Mount Hotham.

The home is ready to move in and available for vacant possession so here is your opportunity to enter the Omeo market, be it for permanent occupancy or holiday investment the choice is yours.

Inspections are strictly by appointment for qualified buyers only.

All enquiry call Michael Enever 0458272797

\*Approximately