

# 2/4 Sevens Ave, Euroa, Vic 3666



## Unit For Sale

Thursday, 11 July 2024

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**Bedrooms: 2**

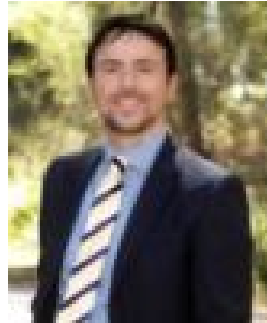
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Warren Langsford  
0419529723



Bryce Langsford  
0413384899

**\$430,000**

Comfortable and private 2 bedroom unit, located in one of Euroa's popular residential locations, within 800m's walking distance to local shopping, and walking distance to the Sevens Creek walking track. Comprising roomy formal open plan lounge/ dining and walk in kitchen. Character colonial windows throughout the home. Roomy lounge design, with windows drawing in natural light, gas heating along and direct door access from garage, ideal to bring in the groceries. Kitchen offering modern Westinghouse oven/ griller, 4 burner gas cooktop, ample cupboards and bench space. Dining area with wall air conditioner and direct access door to rear courtyard. Hallway leads with linen cupboard, leads through to the 2 bedrooms. Master bedroom has direct sliding door access to the family bathroom, and double built in robe. Second bedroom again with double robe. Stylish renovated bathroom, providing shower, bath and basin/vanity unit with great storage draws. Separate toilet and laundry. Gas hot water system. Outdoor/ Improvements: Sit and relax along the front verandah. Attached brick lock up garage/workshop with handy direct door access to lounge. Land: Front established garden. Access to the rear yard along 2 sides of the unit. Private rear yard, with shade clothed/ paved entertainment area. Established shade trees and plants also in rear courtyard. Unit Configuration: Unit 2 is one of 4 units in the block, with long side gravelled driveway. Agent Remarks: "Great opportunity to secure this appealing property, in a sales market that continues to have a low supply of well positioned units. Over the years this unit has provided comfortable retirement living and solid rental returns. Feel free to make a private inspection to view this property."