

**2/7 Moet Street, Colac, Vic 3250**

**Unit For Sale**

Wednesday, 19 June 2024



2/7 Moet Street, Colac, Vic 3250

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 143 m2**

**Type: Unit**



Leanne Witcombe  
0409314066



Troy Kincaid  
0352321800

**\$220,000**

This cosy one-bedroom unit, set on a 143m<sup>2</sup> block north of Murray Street, offers charming and functional living space within a well-maintained and cohesive community. The kitchen features a brand-new electric oven, cream cabinetry, and laminate bench tops, combining style with practicality. Hardwood flooring runs throughout the kitchen, dining, and living areas, adding warmth and character to the home, complemented by a brand-new split system for optimal comfort. The bedroom is equipped with a built-in robe and heating and adjoins the combined bathroom and laundry area. The bathroom includes a shower over a corner bath, a vanity, and a toilet, along with a laundry sink and space for a washing machine, ensuring convenience and efficient use of space. Outdoor access is provided via a ramp leading to a cedar garden shed, ideal for additional storage, a small garden area and back deck. The north-facing front windows are fitted with electric roller shutters, enhancing both privacy and security, while a security camera and lights further ensure peace of mind. Additionally, there is a small utility room perfect for extra storage needs. The unit also features a private front veranda, adding a delightful outdoor space. The property's location north of Murray street, offers easy walking access to the lake and gardens, providing a scenic and serene environment. In the current market this property would be advantageous to produce an income of \$250 - \$270 per week.\*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.