

# 4B Venice Street, Newborough, Vic 3825

## Unit For Sale

Monday, 8 July 2024

4B Venice Street, Newborough, Vic 3825

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 268 m2**

**Type: Unit**



Jarrod Cook  
0498999948

**\$249,950**

Discover this unique and neat as a pin one-bedroom home, perfect for downsizers, first home buyers or savvy investors. Situated on a low-maintenance 268m<sup>2</sup> block (approx.) in a serene and private street, this property offers a rare opportunity. Property Features:

- Front Living Space: Cosy and inviting with timber floorboards and a split system for heating and cooling, ensuring year-round comfort.
- Bedroom: Generously sized with built-in robes and timber floorboards, providing ample storage and a touch of elegance.
- Kitchen: Functional neat kitchen with modern electric cooking appliances, making meal preparation a breeze.
- Bathroom/Combined Laundry: Functional and well-designed, featuring a shower over bath, vanity, and toilet.
- Versatile Rear Space: Perfect for a study nook, small dining area, or whatever your needs may be.
- Outdoor Area: Secure, low-maintenance yard perfect for anyone seeking a small lawn.
- Carport and Storage: Includes a carport and separate undercover storage, ensuring plenty of space for your belongings.
- Location: Nestled in a quiet, private street, providing a peaceful retreat from the hustle and bustle. Don't miss out on this chance to own a charming and practical home, being on its on title and no body corporate fees homes of this nature are highly sought after but rarely found in Newborough. Contact us today to arrange a private inspection.