



## 4 Pearce Court, TALLANGATTA, VIC 3700

### Cute as a Button with a View to Match

Positioned in the heart of Tallangatta, this charming three-bedroom weatherboard look home delivers warmth, character and an easy-care lifestyle-with the added bonus of views across the weir when the water is high.

Neat as a pin and beautifully maintained, the home welcomes you with a cosy central kitchen featuring an electric oven and dishwasher, flowing effortlessly into the open plan meals and living area-creating a comfortable space to relax or entertain. Year-round comfort is assured with split system heating and cooling, complemented by the charm of a slow combustion fireplace for those cooler months.

All three bedrooms are well-proportioned, serviced by a full family bathroom and separate toilet, while the overall presentation of the home reflects pride of ownership throughout-simply move in and enjoy.

Outdoors, the property continues to impress with manicured lawns and established gardens creating a peaceful setting. Practicality is well covered with a storage area plus a substantial 7.5m x 7.9m shed on a concrete slab, complete with convenient access via Drying Street-ideal for tradies, hobbyists or extra storage.

**TYPE:** For Sale

**INTERNET ID:** 21P9394

#### SALE DETAILS

**\$485,000**

#### CONTACT DETAILS

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

Currently tenanted at \$400 per week, this property also presents an attractive opportunity for investors seeking immediate return in a tightly held township.

Whether you're starting out, downsizing or investing, this delightful home offers comfort, character and a touch of scenic appeal in a welcoming country community.

A feel-good home with plenty to love-inspect and be charmed.

Currently leased at \$400.00 per week on periodic lease

Council rates | Approx \$525.00 per quarter

Water rates | Approx \$170 per quarter plus usage

- Land Area 686.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage



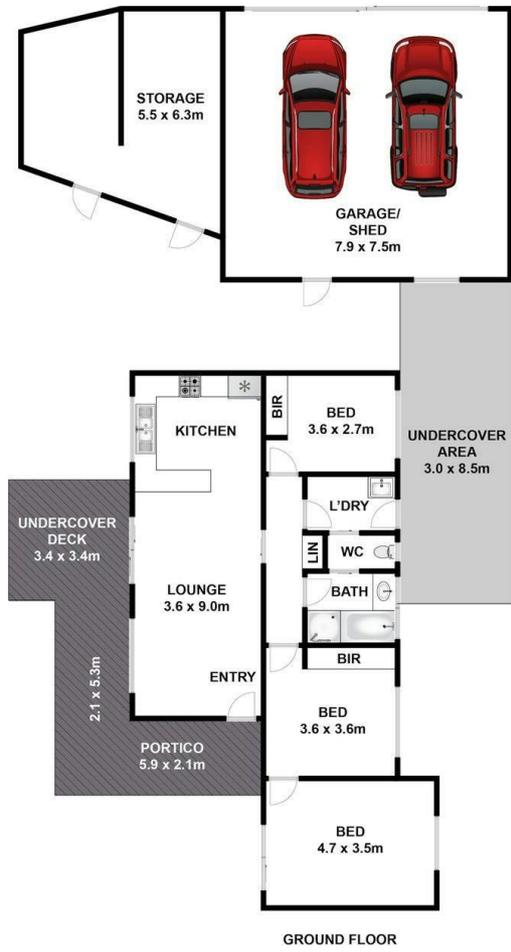




Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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