



25 Elizabeth Street, EDENHOPE, VIC 3318

Dual Living Opportunity on 2,048m² Block

A unique opportunity to secure a versatile property with strong income potential or flexible living options in the heart of Edenhope.

Set on a generous 2,048m² block, just a short stroll from the middle of the main street, this offering includes two separate residences-ideal for investors, extended families, or owner-occupiers seeking additional rental income.

The main residence is a timber-framed home offering 3-4 bedrooms. While modest in presentation, it provides all the essentials, including a functional kitchen with electric appliances, a comfortable living area with polished floorboards, and a slow combustion heater for year-round comfort. The bathroom includes a shower and vanity, with a separate toilet for convenience.

Twenty-four solar panels on the roof of the main home will help to offset electricity costs.

This property is currently tenanted at \$230/week on a periodic lease.

TYPE: For Sale

INTERNET ID: 300P139453

SALE DETAILS

\$310,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

Positioned at the front of the block, the second dwelling is a smaller, self-contained timber-framed residence featuring one bedroom, an ensuite with shower and toilet, and a spacious open-plan living and kitchen area.

This dwelling is currently vacant but has previously been tenanted on a private lease.

Live in one and lease the other, or maximise returns by renting both - this is a property that will reward vision and practicality.

At the rear, a large four-bay shed with a partially concreted floor adds further value and utility. For the astute buyer, there may also be potential to subdivide (subject to council approval), unlocking even greater possibilities.

A rare chance to capitalise on space, flexibility, and future potential.

Contact Lee on 0427 620 864 for more information or to arrange an inspection.

Council: West Wimmera Shire

CT: 6008/526

Land Size: Approx. 2,048m²

Zoning: Township

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Heating, Openable Windows

- Land Area 2,048.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 4 car garage
- Floorboards





