



6-8 Anne Street, EDENHOPE, VIC 3318

3-Bedroom Home on Double Block with Impressive Shed

Set on a generous 2,120m² allotment, this character filled timber-framed home offers space, versatility, and excellent shedding.

The standout 16m x 6m shed is in excellent condition, complete with a concrete floor and 3-phase power - perfect for trades, storage, or hobby use.

Inside, the home features two well-sized bedrooms plus a sleepout, all carpeted, with two bedrooms offering ceiling fans and one with its own air conditioner.

The spacious kitchen has original oven, includes ample room for dining and is serviced by a split system for year-round comfort. Large living room at the front of the home is carpeted and warmed and cooled with air-conditioner.

The bathroom includes a shower, toilet, and vanity, while the rear of the home opens to a series of enclosed and semi-enclosed utility spaces. These include the quirky and practical "wash house" with carpet, laundry facilities, shelving and a second toilet, as well as an indoor/outdoor space with sink and running water.

TYPE: For Sale

INTERNET ID: 300P165981

SALE DETAILS

\$360,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

Additional features include undercover parking for two vehicles in the attached carport, 18 solar panels, and rainwater of approximately 20,000 litres plumbed to the house. The large amount of unused land on the double block adds to a well-rounded property with plenty of potential.

Situated on a corner block, this property has already attracted plenty of interest from passers-by. It deserves your inspection, call to book with Lee on 0427 620 864.

Council: West Wimmera Shire

Council Rates: \$1,030.07 per annum

CT: 6258/530

Land Size: Approx. 2,120m²

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: 3 Phase Power, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Heating

- Land Area 2,120.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY