



## 8 Margaret Street, EDENHOPE, VIC 3318

### Packed with Potential in a Growing Market

Set in a quiet, well-established pocket of Edenhope, this charming three-bedroom cottage-style weatherboard home presents an exciting opportunity for investors, renovators, or those looking to enter the market.

Positioned in a town experiencing growing buyer interest, rising property values, and a strong rental demand, this property sits firmly in a sought-after "sweet spot" for future potential.

Inside, the home offers a spacious living room complete with a cosy slow combustion heater and split system for year-round comfort. The functional kitchen and meals area provides a solid base to update or enjoy as is, while the neat bathroom includes a shower over bath and vanity.

All three bedrooms are carpeted, two being generously sized, with a third sleepout style bedroom at the rear.

A practical laundry with separate toilet adds convenience, and a sheltered rear verandah creates a welcoming transition to the backyard.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P175304

#### SALE DETAILS

**\$310,000**

#### CONTACT DETAILS

**Naracoorte**

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

**Lee Curnow**

0427 620 864

Set on a generous quarter-acre block, the fully fenced yard offers plenty of space for families, pets, or future improvements. A side driveway provides easy access to a freestanding carport, with additional storage available in the garden shed.

With a little polish and vision, this property has all the ingredients to truly shine.

It is vacant and ready to move into immediately. To arrange an inspection, contact Lee on 0427 620 864.

Council: West Wimmera Shire

Council Rates: TBC

Land Size: Approx. 1,013m<sup>2</sup>

CT: 8040/575

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, Openable Windows, Pay TV Access

- Land Area 1,013.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single carport







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY