



213 Lake Street, EDENHOPE, VIC 3318

The Complete Package – Prime Lakeside Location with Space, Style and All the Extras!

Positioned in a highly sought-after location fronting Lake Wallace, this architecturally designed, solid brick home offers exceptional living with 4 bedrooms, 2 bathrooms, and an impressive list of features.

At the heart of the home is a spacious open-plan kitchen, dining, and living area, perfect for everyday living and entertaining. A second carpeted living room provides added flexibility for families or guests.

The well-appointed kitchen boasts electric appliances, a dishwasher, and a generous pantry. Comfort is assured year-round with ducted heating and cooling in living areas, plus a slow combustion heater and ceiling fan in the main living area.

All four bedrooms are carpeted, with the master featuring a walk-in robe and ensuite. The remaining bedrooms each include built-in robes.

Both bathrooms offer a shower, bath and vanity, and there are two toilets. The laundry is spacious, practical, and well-equipped with a stainless steel trough, built-ins, and direct outdoor access.

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: 300P182036

SALE DETAILS

\$530,000-\$560,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

Outside, the home continues to impress with a large double garage (two roller doors) and an extra storage room. The neatly maintained backyard features two garden sheds and a covered outdoor entertaining area overlooking the lush lawn, complete with an automatic watering system.

Additional extras include:

- Generous corner block of 1,219m².
- 22,500L rainwater tank, plumbed to the home.
- 8 solar panels for energy efficiency.
- Ducted heating and cooling.
- Roller shutters on all street-facing windows.
- Low-maintenance landscaped grounds.
- Covered outdoor entertaining/fernery area.
- Prime access to the lake, literally 40m from the lake's high water level.

This home truly is the complete package â## premium location, generous proportions, quality design, and all the modern conveniences. Don't miss your opportunity to inspect, book with Lee on 0427 620 864!

Council: West Wimmera Shire

Council Rates: \$1,543.16 per annum

Land Size: Approx. 1,219m²

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: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Heating, Openable Windows

- Land Area 1,219.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY