



26 Elizabeth Street, EDENHOPE, VIC 3318

Charming 2-Bedroom Cottage with Character in Great Location

Don't be fooled by its size - this delightful 2-bedroom weatherboard cottage is big on charm and character.

Located just a short walk from the middle of the main street as well as schools and the popular Lake Wallace, the home presents a great opportunity as an affordable downsizer, a cute first home or a savvy investment.

Fresh carpet has been laid in both bedrooms, with the spacious main bedroom boasting a generous walk-in robe.

The inviting living room is a comfortable haven, fully carpeted and equipped with an air-conditioner for year-round comfort.

The functional kitchen offers a gas cooktop and enough space for a dining table, while the combined bathroom includes a shower and toilet. A handy mudroom/laundry is located at the rear of the home.

TYPE: For Sale

INTERNET ID: 300P183982

SALE DETAILS

\$225,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

Practical upgrades include a new roof and insulation installed within the past five years, plus roller shutters on the eastern side for added comfort and efficiency.

Outside, the property continues to impress with a large 6m x 9m shed (concrete floor), two garden sheds, and approximately 18,000 litres of rainwater storage plumbed to the home.

Set on a spacious 1,019m² allotment, the beautifully maintained front garden and established fruit trees including apple, nectarine, cherry, and mandarin add a delightful country touch.

This charming home is ideal for first-home buyers, downsizers, investors, or anyone seeking a peaceful lifestyle with plenty of extras. My vendors are on the move and can go at any time, meaning this property can be vacant and ready for handover quickly.

Properties in this price range are always snapped up quickly, be quick to book your inspection with Lee on 0427 620 864.

Council: West Wimmera Shire

Council Rates: \$969.71 per annum

Rental appraisal: \$270-\$290/week

CT: 8417/504

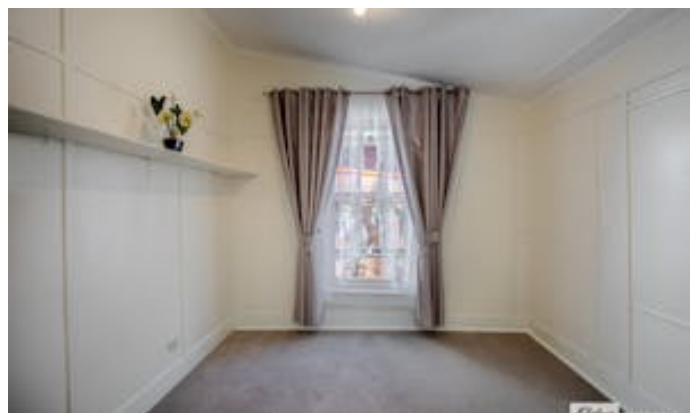
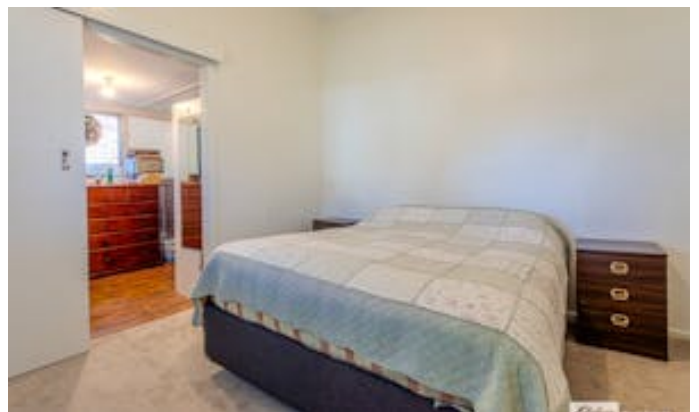
Land Size: Approx. 1,019m²

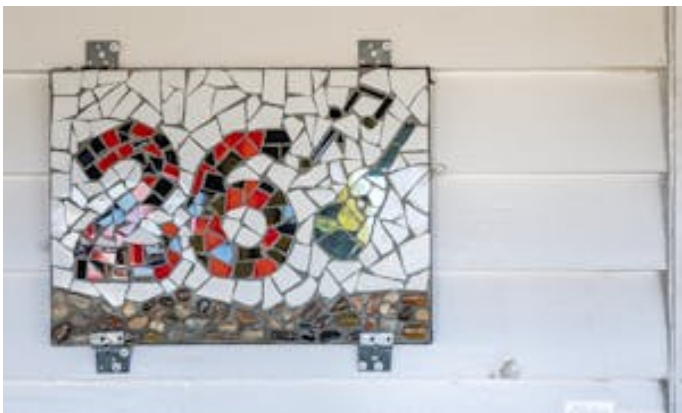
Zoning: Township

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

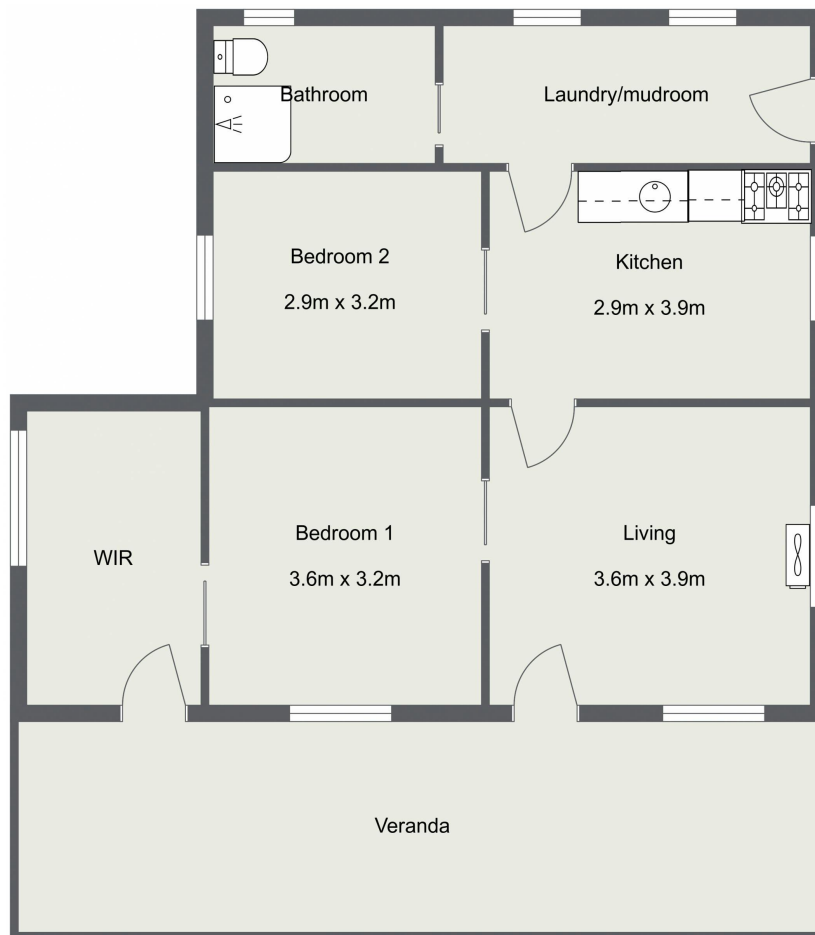
Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Heating, Openable Windows

- Land Area 1,019.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Double garage









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY