



117 Elizabeth Street, EDENHOPE, VIC 3318

Investment Gold in Edenhope's Main Street

This neatly presented 3-4 bedroom weatherboard home is ideally located in the heart of Edenhope.

It is a little piece of investor gold in the strong Edenhope market, with fixed tenants in place at \$350/week, presenting a handsome rental return.

Located almost directly across the road from the Edenhope Hospital - one of the town's major employers - and just a very short walk from the town centre, schooling and Lake Wallace, there's a lot to like about this home.

There are three bedrooms under the main roof, all of a good size and two with ceiling fans. Another separate room off the house can be a fourth bedroom but could be used for storage or a kids' play room.

The carpeted lounge has a reverse cycle air-conditioner, while the updated kitchen has electric appliances and plenty of dining space, with heating and cooling from another air-conditioner. The kitchen has a door which allows covered access straight from one of the carports.

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: 300P189141

SALE DETAILS

\$295,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

In the neat bathroom you will find a shower, vanity and toilet, while the laundry has a stainless steel wash trough, outside access and a second toilet.

There are two carports - a single with a concrete driveway on one side, and a double with concrete driveway on the other.

Situated on a large allotment of approximately 975m², the rear of the home has a decked area at the back door with water feature, plus a garden shed and smaller storage shed. Fruit trees and neat lawn are in the fully fenced back yard with a rainwater tank of 10,000 litres plumbed to the kitchen.

Central, affordable, neat and tidy with nothing to do - just invest and enjoy the returns. To capitalise on the strong Edenhope rental market, book your in person or virtual inspection with Lee on 0427 620 864!

Council: West Wimmera Shire

Council Rates: Approx \$900 per annum

Tenancy: Fixed lease at \$350/week until 19/9/26

CT: 8344/685

Land Size: 975m² approx

Zoning: Township

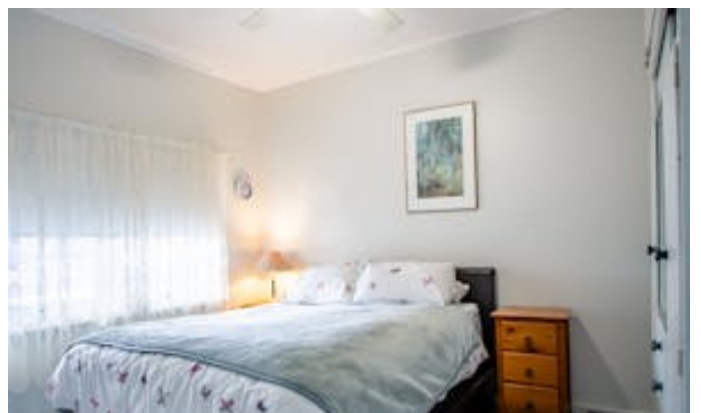
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility

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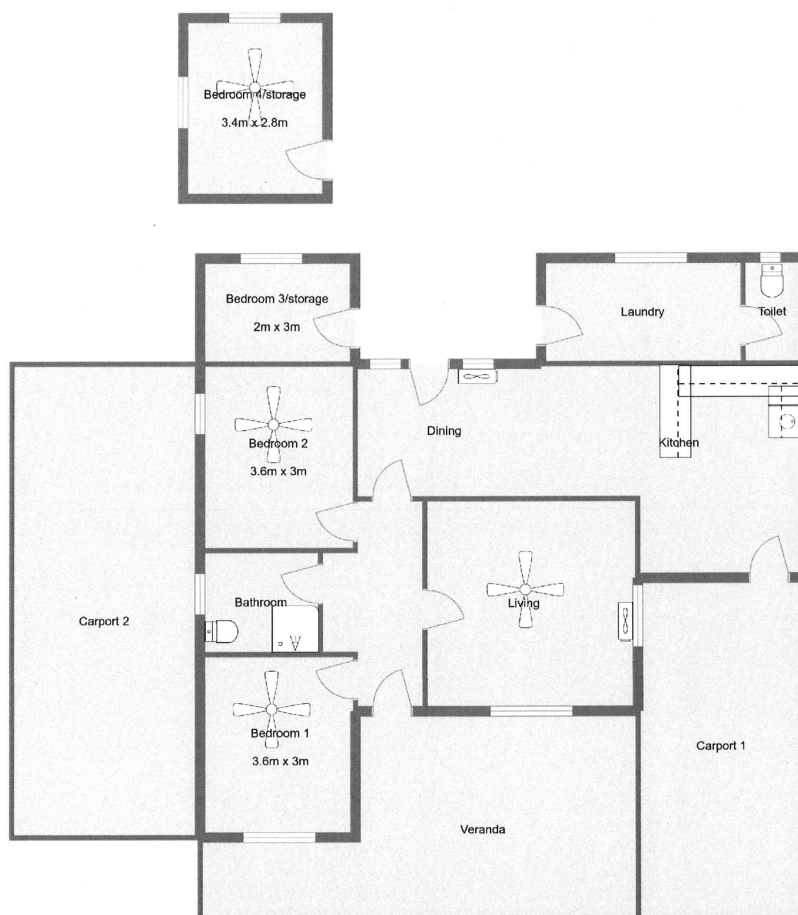
and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

Other features: Carpeted, Close to Schools, Close to Shops

- Land Area 975.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY