



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.

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

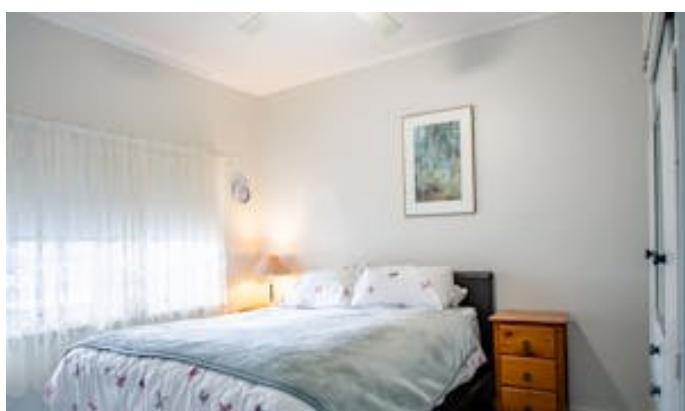
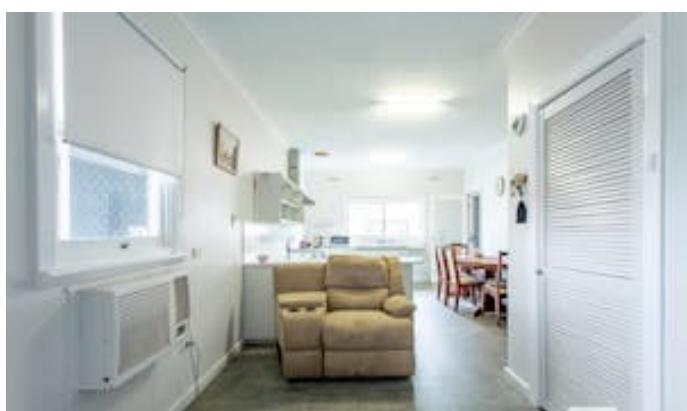
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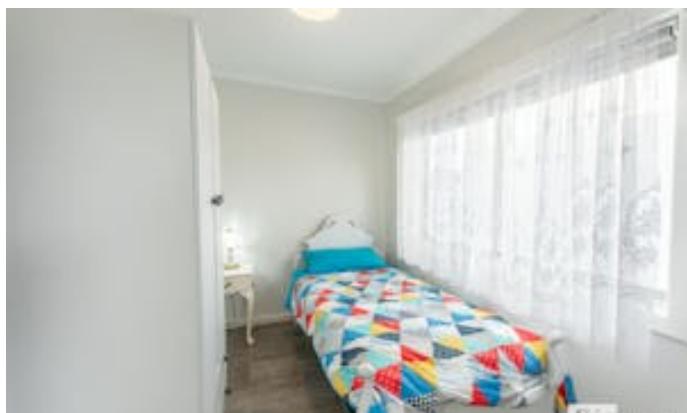
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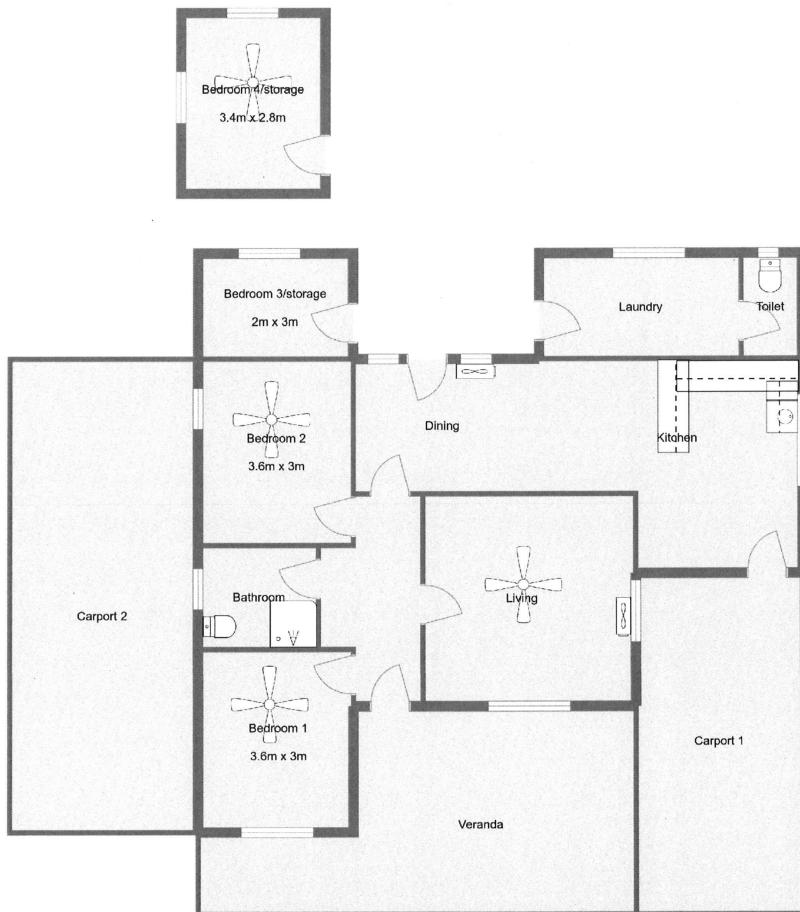
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Other features: Carpeted, Close to Schools, Close to Shops

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







THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY