



136 Elizabeth Street, EDENHOPE, VIC 3318

Prime Location with Lake Views & Established Orchard

Positioned in an outstanding location just metres from Edenhope Hospital, with views of Lake Wallace and only a short stroll to the main street, this charming two-bedroom weatherboard home offers comfort, convenience and exceptional outdoor appeal.

The home features a well-appointed kitchen and dining area with electric appliances and a split-system air conditioner, while the welcoming living room is accessed via sliding doors from the inviting front patio and includes its own air conditioner for year-round comfort.

The front patio extends the length of the home, providing the perfect place to enjoy the morning sun. With both open and covered sections, it offers a comfortable outdoor space to relax in all weather conditions.

Both bedrooms are generously sized and feature built-in robes and ceiling fans, with the main bedroom also having a split-system air conditioner. The bathroom includes a shower, vanity and toilet, while a second separate toilet adds extra convenience.

The property is equipped with a 6.6kW solar system and a 10kW battery. Set on a

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TYPE: For Sale

INTERNET ID: 300P197784

SALE DETAILS

\$360,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

generous 1,008m² allotment, the beautifully established grounds include an extensive orchard with an impressive variety of fruit trees, including cherry, lemon, passionfruit, fig, pomegranate, apricot, apple, pear, plum, grapefruit and even loquat.

Vehicle accommodation is well catered for with a single garage and a freestanding carport, while rainwater is plumbed directly to the kitchen, adding to the home's practicality.

This is a wonderful opportunity to secure a comfortable home in one of Edenhope's most desirable locations, combining lifestyle, sustainability and convenience.

Be quick to book your inspection with Lee on 0427 620 864.

Council: West Wimmera Shire

CT: 9044/694

Land Size: Approx. 1,008m² 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 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, Close to Shops, Heating

- Land Area 1,008.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Single carport









THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY