



## 40 Ross Street, PORT WELSHPOOL, VIC 3965

### ESCAPE TO PORT WELSHPOOL

Positioned on a level 1,033m2 (approx.) allotment, this property is located only a short walk to the boat ramp, beach and long jetty in Port Welshpool.

Features of this property include:

3-bedroom, 1-bathroom home

Spacious open plan living

Timber kitchen with electric cooking

Wood heater & split system reverse cycle for heating and cooling

Excellent high clearance boat shed, double garage & garden shed

Located under 2hrs from Melbourne's SE Suburbs, Foster 20 mins, Yarram 25 mins

This well-maintained home would be ideal for the investor, home buyer, or a holiday home. A perfect property for the boating enthusiast, bring the family & friends and

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:** Sold

**INTERNET ID:** 300P6685

#### SALE DETAILS

**\$390,000 - \$420,000**

#### CONTACT DETAILS

**Elders**  
**Leongatha/Korumburra**  
 16 McCartin Street  
 Leongatha, VIC  
 03 5662 3523

**Katrina Griggs**  
 0428 571 083

escape the hustle & bustle. Port Welshpool offers the long jetty, sandy beach, boat ramp, great fishing and majestic views of Wilsons Promontory. The rail trail can be found at Welshpool only a short drive nearby.

If you would like to inspect this property or have any questions, please contact Katrina Griggs on 0428 571 083 or Don Olden on 0417 805 312.

- Land Area 1,033.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double garage



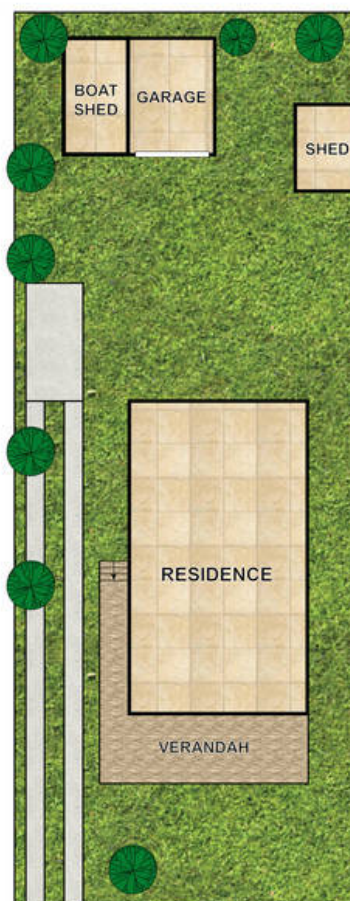








FLOOR PLAN



SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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