



13 Doyle Street, STAWELL, VIC 3380

Miners Cottage with Unlimited Potential

A wonderful opportunity exists to purchase this 1900's 3-bedroom miners cottage set on a generous allotment of 1355m2 approx.

Step inside and you will be welcomed by high ceilings, a central hallway and three generous bedrooms typical of the era. The home also offers a central living area with gas heating while the adjoining kitchen and dining area provide easy access to a sunroom and the laundry beyond. The kitchen features a gas stove and provides ample cupboard and bench space, whilst the bathroom incorporates a bath with separate shower and vanity.

Externally, the opportunities are endless with the site offering the space needed to add a modern day extension for today's living or perhaps establish an outdoor entertaining space with additional shedding and plenty of room for kids and pets to play.

Situated in a highly sought area close to the Stawell West Primary School and the Marrang Kindergarten and Early Learning Centre this property is ideally suited to first home owners, investors, developers or keen renovators wanting to make their dream become a reality.

TYPE: Sold

INTERNET ID: 64P0462

SALE DETAILS

\$240,000 - \$260,000

CONTACT DETAILS

Stawell

3 Patrick Street
Stawell, VIC
03 5358 3939

Linda Fry

0484 022 203

Location is everything and this property is perfectly positioned with exceptional land holding allowing room to extend or develop (STCA) so don't wait, call the listing agent Linda Fry on 0484 022 203 to discuss this rare and exciting opportunity today.

A copy of the Due Diligence checklist can be found at

<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 1,355.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single carport







Internal 86m² External 34m² Total 120m²

13 Doyle Street, **Stawell**



3 x 1 x 1 x

