

## 6 Lavett Road, STAWELL, VIC 3380

### Home on 1 Acre

Situated on the edge of town on approximately one acre of land, this substantial family home is built on two levels and offers a variety of living options. The upper level has two bedrooms, living area with open fire and a large dining area adjacent to the kitchen. Kitchen and meals with electric stove and a bathroom with shower over the bath. Downstairs features a huge living space, two more bedrooms, a basic kitchen and laundry. The bathroom has access from the main bedroom. Outside there is a balcony on two sides to take advantage of the views towards the Grampians, two carports and a garden shed. Auction is online until 7pm The 21st of Sept on [www.grays.com](http://www.grays.com)

Terms: 10% deposit on signing

Balance: 30 days

A copy of the Due Diligence checklist can be found at

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

- Land Area 4,046.86 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport

**TYPE:** Sold

**INTERNET ID:** 64P1062

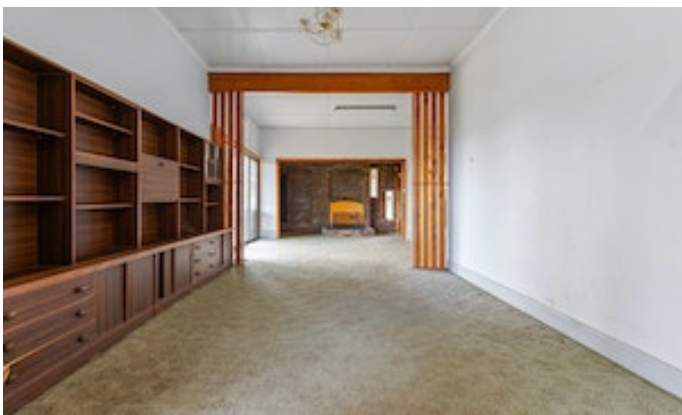
#### **AUCTION DETAILS**

11:00am, Saturday  
September 18th, 2021

#### **CONTACT DETAILS**

**Stawell**  
3 Patrick Street  
Stawell, VIC  
03 5358 3939

**Rodney Baxendale**  
0409 407 794





Internal 362m<sup>2</sup> External 3667m<sup>2</sup> Total 4029m<sup>2</sup>

6 Lavett Road, **Stawell**



4 x 3 x 5 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.