



## STAWELL VIC 3380

5 Acres - Only Minutes from Centre of Town

Situated just on the edge of Stawell on approx 5 acres, this well established family home has a long list of features that will appeal to the most discerning home buyer. The home comprises a bright kitchen/meals area with an electric under-bench oven, gas hotplates, new dishwasher, timber bench tops and slate flooring. There is a dining/living area leading to the separate lounge which has a split system air-conditioner and a wood heater. There are three bedrooms. The main bedroom has a full ensuite, walk-in robe and study area, and the second and third bedrooms both have built-in robes. The home has verandahs on three sides plus a huge carport which can easily accommodate up to four cars. A feature of the property is the variety of very handy outbuildings including a fully lined air-conditioned bungalow, covered outdoor living/meals area with wood fire, a 6 x 10 metre garage/workshop with concrete floor and power, garden sheds and wood shed. There is an excellent dam complete with jetty and an additional BBQ area. The dam provides water to the established gardens and fruit trees. The property has a secure house yard, two paddocks and mains water is connected.

A copy of the Due Diligence checklist can be found at

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

- Land Area 2.02343 hectares

**TYPE:** Sold

**INTERNET ID:** 64P1064

**SALE DETAILS**

**\$530,000**

**CONTACT DETAILS**

**Stawell**

3 Patrick Street  
Stawell, VIC  
03 5358 3939

**Rodney Baxendale**  
0409 407 794

- Bedrooms: 3
- Bathrooms: 2
- Single garage
- 4 car carport














Internal 286m<sup>2</sup> External 18969m<sup>2</sup> Land Size 19255m<sup>2</sup>

1 Park Street, **Stawell** 

3 x  2 x  2 x 

NORTH



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