



3172 Western Highway, STAWELL, VIC 3380

Lifestyle Property Right On The Edge Of Town

Set right on the edge of town on approximately 25 acres, is this three bedroom brick veneer home. The home has had some updates internally including a renovated kitchen, some updated floor coverings and fresh paint throughout. The kitchen is open to the spacious dining and lounge areas and features electric cooking, dishwasher and stone benchtops. The dining area incorporates a handy study nook for those working from home. The family bathroom with bath and separate shower is thoughtfully positioned adjacent to the bedrooms that all have built in robes. The home is heated by a free standing wood heater and cooled via evaporative air conditioning. Undercover outdoor entertaining is catered for with both front and rear verandahs. The property has been primarily used for horse training and incorporates a 950m (approx.) granite sand trotting track, holding stalls, wash bay and tack room. The home has fresh water tanks with approximately 100,000 litre capacity and one naturally filled dam. Divided into five paddocks the property is ideally set up for horse training, agistment or just fulfilling the desire to be on acreage so close to town.

A copy of the Due Diligence checklist can be found at

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

- Land Area 26 acres
- Bedrooms: 3

TYPE: Sold

INTERNET ID: 64P2744

SALE DETAILS

\$520,000 - \$550,000

CONTACT DETAILS

Stawell

3 Patrick Street
Stawell, VIC
03 5358 3939

Ross Matthews

0408 584 954

- Bathrooms: 1
- Double carport





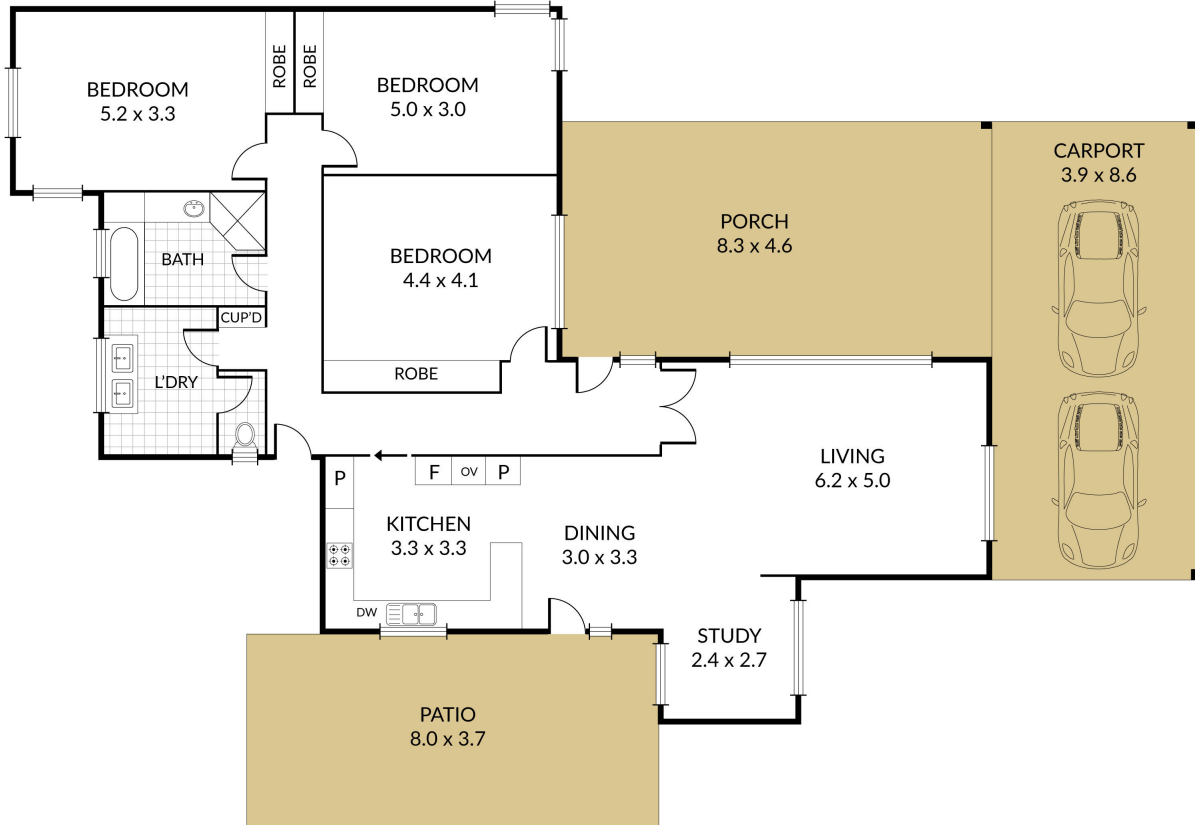


Internal 163m² External 101m² Total 264m²

3172 Western Highway, Stawell



3 x 1 x 2 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.