

## 4/45 Patrick Street, STAWELL, VIC 3380

### Low Maintenance Living or Smart Investment Opportunity

This low maintenance two bedroom unit is tucked away in a quiet complex, conveniently located within walking distance of Stawell's main street and local schools. Ideal for downsizers or, with recent rental history returning \$310 per week, makes it an excellent investment opportunity.

The comfortable home features an open plan living area equipped with a reverse cycle split system air conditioner, flowing seamlessly into the kitchen and dining space. The light filled kitchen offers all electric cooking and a dishwasher.

Both bedrooms include built in robes and are conveniently positioned close to the combined bathroom and laundry. The interior has been refreshed with recent paint, updated window furnishings and carpets, and modern light fittings. There is ample additional cupboard space throughout for all of your storage needs. An efficient heat pump hot water system has also been installed.

The property offers dual access, with entry from Patrick Street at the front and Gray Street at the rear, where undercover parking for one vehicle is provided.

**TYPE:** For Sale

**INTERNET ID:** 64P3320

#### SALE DETAILS

**\$235,000-\$250,000**

#### CONTACT DETAILS

**Stawell**

3 Patrick Street  
Stawell, VIC  
03 5358 3939

**Ross Matthews**  
0408 584 954

If you are seeking a no fuss downsizing option or a set and forget investment, this property is the one that you have been looking for.

Contact the selling agent today to arrange an inspection.

- Bedrooms: 2
- Bathrooms: 1
- Single carport







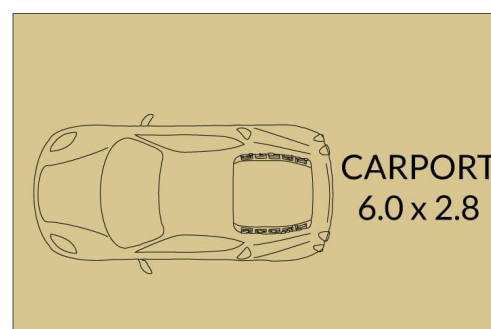
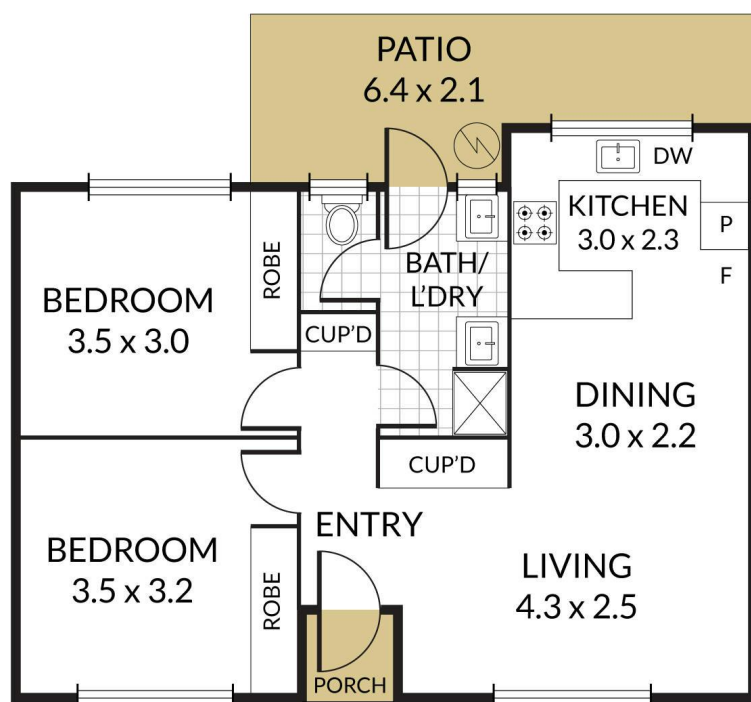




Internal 60m<sup>2</sup> External 37m<sup>2</sup> Total 97m<sup>2</sup>

4/45 Patrick Street, **Stawell**

2 x  1 x  1 x 



(NOT IN POSITION)