







## 9 Ligar Street, STAWELL, VIC 3380

Investors Take Note - Secure Lease in Place Until July 2026

This neat and low maintenance property presents a fantastic opportunity for the investor, with excellent tenants already in place on a fixed lease until July 2026, returning \$370 per week.

Step inside to a light filled and spacious open plan living area that effortlessly connects the lounge, dining, and kitchen zones. Comfort is assured year round with a reverse cycle split system air conditioner and a gas heater keeping the home comfortable in every season.

The well maintained kitchen offers electric cooking with a wall oven and hotplates, a dishwasher, and generous bench space complete with a practical breakfast bar â## ideal for casual meals or morning coffee.

There are three well sized bedrooms, each with built-in robes, conveniently serviced by a central bathroom featuring a full size bath and separate shower. A functional laundry at the rear of the home provides direct access to one of the two covered carports.

TYPE: For Sale

**INTERNET ID:** 64P4088

**SALE DETAILS** 

\$350,000

## **CONTACT DETAILS**

## Stawell

3 Patrick Street Stawell, VIC 03 5358 3939

**Ross Matthews** 0408 584 954

The secure, low maintenance backyard includes a garden shed for additional storage, a



second external toilet, and a fully fenced yard â## a perfect blend of space and privacy.

Set in a prime location just a short stroll to Stawell Primary School, Aussie Kindies Day Care, the Stawell Sports and Aquatic Centre, local shopping, parks, and more â## everything is within easy reach.

This is a solid investment in a well connected area â## secure your future today.

- Land Area 510.00 square metres
- Bedrooms: 3Bathrooms: 1
- Double carport



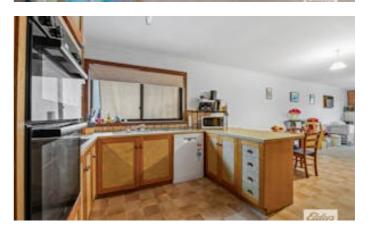










































Internal 107m<sup>2</sup> External 88m<sup>2</sup> Total 195m<sup>2</sup>

9 Ligar Street, **Stawell** 









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