



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 – 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.

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

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TYPE: For Sale

INTERNET ID: 64P4088

SALE DETAILS

\$350,000

CONTACT DETAILS

Stawell

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Stawell, VIC
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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: 3
- Bathrooms: 1
- Double carport







Internal 107m² External 88m² Total 195m²

9 Ligar Street, **Stawell**



3 x 1 x 2 x

