



81 Napier Street, STAWELL, VIC 3380

Spacious, Versatile & Full of Potential in a Prime Location

Located in a popular location, this solid brick veneer home presents an outstanding opportunity for families seeking space and comfort - or investors looking to capitalise on strong rental demand and solid returns.

Positioned on an allotment of approximately 667m², the property offers established gardens, a versatile floor plan, and excellent potential to move in and enjoy now, with scope to update or add value over time. Elevated on the block, the home boasts a pleasant outlook from the front verandah - a perfect spot to relax and unwind.

Step inside and you'll be welcomed by an abundance of natural light throughout. The home has been lovingly maintained in its original condition, offering a blend of charm and practicality. The spacious lounge room features large windows to let the light in and a cosy gas heater - ideal for those winter evenings.

The well appointed kitchen comes complete with an electric cooktop and wall oven, dishwasher, ample bench space, and room for family dining. Three generously sized bedrooms - the main with built-in robes and reverse cycle air conditioning - provide comfort, while the central family bathroom includes a bath, shower, and vanity. A separate toilet adds convenience.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 64P4531

SALE DETAILS

\$390,000

CONTACT DETAILS

Stawell

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A standout feature of the home is the expansive 7m x 6m family room at the rear, with reverse cycle air conditioning - a flexible living zone perfect for entertaining the whole family.

Outdoors, the property continues to impress with a fully fenced, established backyard offering privacy. The large 11.8m x 5.7m shed/workshop is ideal for tradies, hobbyists or additional storage, while the carport and long concrete driveway ensure off street parking is catered for.

Whether you're a growing family, first home buyer, or investor, this property offers space, functionality, and loads of potential.

Don't miss out - contact us today to arrange your inspection!

- Land Area 667.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport







Internal 156m² External 164m² Total 320m²

81 Napier Street, **Stawell**



3 x 1 x 1 x

