



## 29A Crowlands Road, STAWELL, VIC 3380

### Rare Small Acreage on the Edge of Town

Perfectly positioned on the fringe of town and just 1.5km from Stawell's CBD, this brick veneer family home offers the ideal blend of space, comfort and convenience, set on just over 4 acres.

The home features a well designed floor plan with a spacious lounge room warmed by wood heating, flowing through to the dining area and functional kitchen. The kitchen is equipped with a gas cooktop, electric oven, dishwasher and a practical breakfast bar, making it ideal for everyday living and entertaining.

The home has four bedrooms, three with built in robes. The fourth bedroom features built in cabinetry and has been utilised as a study/home office. The centrally located family bathroom services all bedrooms with ease, while ducted evaporative cooling ensures year round comfort throughout the home.

Step outside to the expansive rear deck, a perfect setting for alfresco dining and entertaining while enjoying the surrounding space. From here, you'll find a bungalow complete with its own ensuite bathroom, ideal for guests, extended family accommodation or as a fifth bedroom.

**TYPE:** For Sale

**INTERNET ID:** 64P4611

#### SALE DETAILS

**\$595,000**

#### CONTACT DETAILS

**Stawell**

3 Patrick Street  
Stawell, VIC  
03 5358 3939

**Ross Matthews**  
0408 584 954

The property also boasts a spacious workshop/garage with concrete flooring and power connected, incorporating two separate studio spaces. Additional features include established gardens, multiple outdoor areas, a double carport, caravan port, rear lane access and town water connection. Older chook sheds are also present and, while in poor condition, remain usable.

Well suited to those seeking space for horses or livestock, or simply room to relax and enjoy the outdoors, this is a rare opportunity to secure small acreage so close to town.

Offered for sale for the first time ever, this is a property not to be missed.

- Land Area 4.1 acres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 4















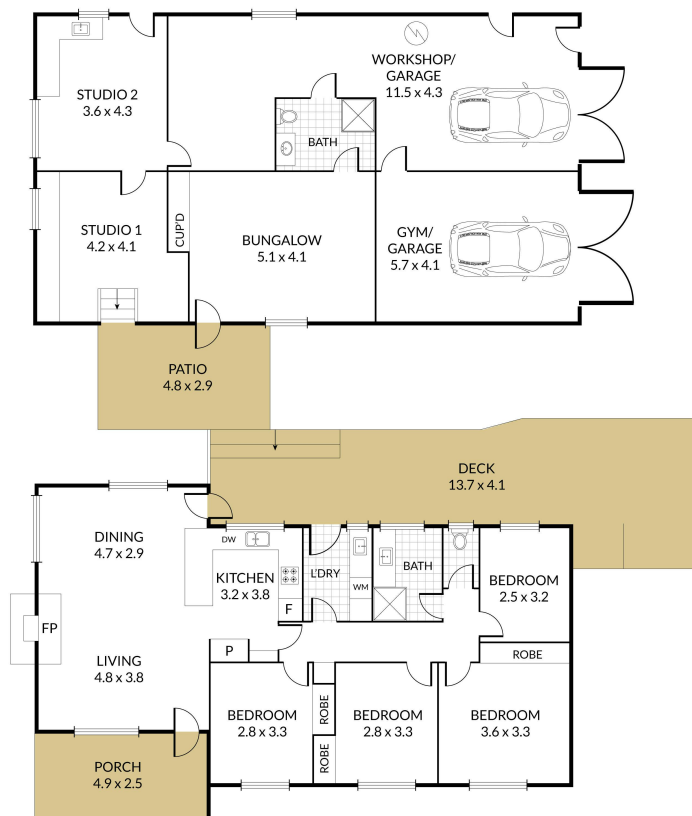


Internal 235m<sup>2</sup> External 85m<sup>2</sup> Total 320m<sup>2</sup>

29A Crowlands Road, **Stawell**



4 x 2 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.