



## 8 Lamont Street, STAWELL, VIC 3380

### Charming Centrally Positioned Cottage

Perfectly located opposite North Park, this centrally positioned home offers comfort, character and exciting potential. With several updates already completed, and more required, it's an ideal opportunity for first home buyers or renovators. It may also suit investors that are prepared to complete the renovations to create a tenant friendly home.

Inside, the versatile floor plan features a welcoming living room with a cosy open fire, seamlessly connected to the kitchen and dining area, creating a warm, open space. The home includes three bedrooms, the main with a walk-in robe, plus an updated bathroom for modern convenience. At the rear, an unfinished second living area presents the chance to add further value and tailor the home to your needs.

A standout bonus is the outback bungalow, complete with a nearby bathroom and toilet. This flexible space is ideal for extra income, a teenage retreat, studio, or comfortable visitor accommodation.

Outside, the property offers a single garage/workshop, additional garden shedding for storage, and established gardens creating a peaceful setting. All of this sits on an easy care 575m<sup>2</sup> allotment in a highly sought after location within easy walking distance to

**TYPE:** For Sale

**INTERNET ID:** 64P4642

#### SALE DETAILS

**\$250,000**

#### CONTACT DETAILS

**Stawell**

3 Patrick Street  
Stawell, VIC  
03 5358 3939

**Ross Matthews**

0408 584 954

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.

the main street and schools.

A wonderful blend of charm, potential and position, this property is ready for its next chapter.

- Land Area 575.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage









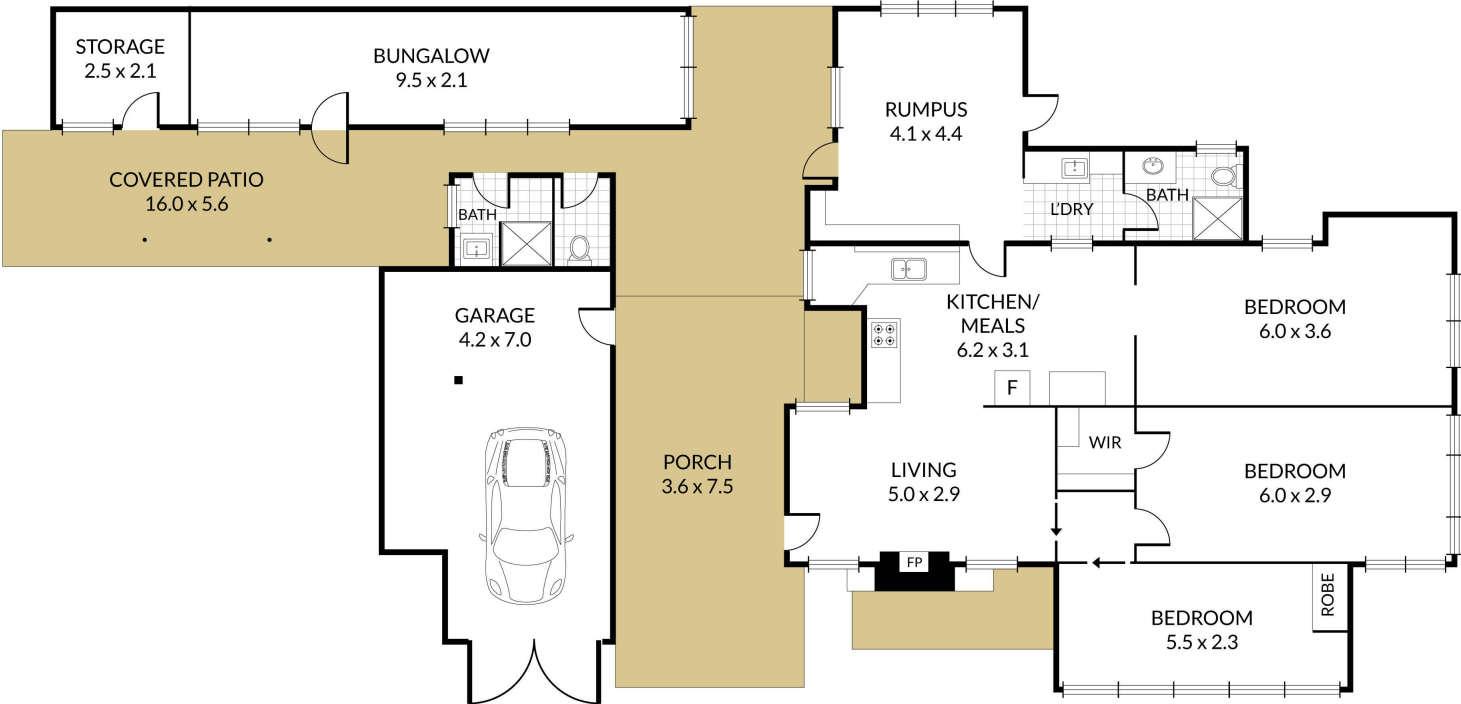


Internal 113m<sup>2</sup> External 141m<sup>2</sup> Total 254m<sup>2</sup>

8 Lamont Street, **Stawell**



3 x 2 x 1 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.