



## 32 Sharpley Avenue, STAWELL, VIC 3380

### Excellent Renovation Opportunity

Full of potential and superbly positioned in the ever popular Sharpley Avenue, this solid three bedroom brick veneer home presents an exciting opportunity for buyers to renovate and add their own touch.

The versatile floorplan features a spacious L-shaped lounge, a functional kitchen with electric cooking, and an adjoining dining area ideal for everyday living. All three bedrooms include built in robes and are serviced by a central bathroom complete with both shower and separate bath. A handy rear study provides additional flexibility for work or hobbies.

Comfort is assured year round with ducted gas heating and ducted evaporative cooling throughout the home.

Outside, enjoy a paved entertaining area, a double garage with an incorporated workshop, plus a large double carport. Set on a well fenced allotment of approximately 667m<sup>2</sup>, there is ample space to enjoy now or enhance further.

Unlock the potential of this solid home and make it your own in a sought after location.

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:** 64P4734

#### SALE DETAILS

**\$369,000**

#### CONTACT DETAILS

**Stawell**

3 Patrick Street  
Stawell, VIC  
03 5358 3939

**Ross Matthews**

0408 584 954

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











Internal 132m<sup>2</sup> External 146m<sup>2</sup> Total 278m<sup>2</sup>

32 Sharpley Avenue, **Stawell**



3 x 1 x 2 x

