



## 13 Alfred Street, STAWELL, VIC 3380

### Centrally Positioned Low Maintenance Opportunity

Positioned right in the heart of town, this well maintained brick veneer home sits on a generous 625m<sup>2</sup> corner allotment, offering both convenience and comfort in an enviable central location.

Immaculately presented, the home boasts a functional and inviting layout. An updated kitchen with electric cooking flows seamlessly into the centrally located lounge room, creating the perfect space for everyday living. There are three bedrooms, all complete with built-in robes, serviced by an updated bathroom and laundry combination.

Year round comfort is assured with full climate control, featuring ducted heating and cooling throughout. Additional highlights include double roller blinds for light control, as well as external electric roller shutters providing enhanced insulation and security.

Step outside to the rear deck, where you can unwind while taking in stunning views of the Grampians. The property is well equipped with a double carport, a single garage/workshop, and an additional garden shed for extra storage.

Secure fencing and established, low maintenance gardens complete this appealing

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:** 64P4772

**SALE DETAILS**

**\$415,000**

**CONTACT DETAILS**

**Stawell**

3 Patrick Street  
Stawell, VIC  
03 5358 3939

**Ross Matthews**  
0408 584 954

package, making it truly move in ready.

Perfectly suited to first home buyers, or investors seeking a centrally located lifestyle, the property offers an estimated rental return of \$430 per week-making it an outstanding set-and-forget investment opportunity.

- Land Area 625.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport





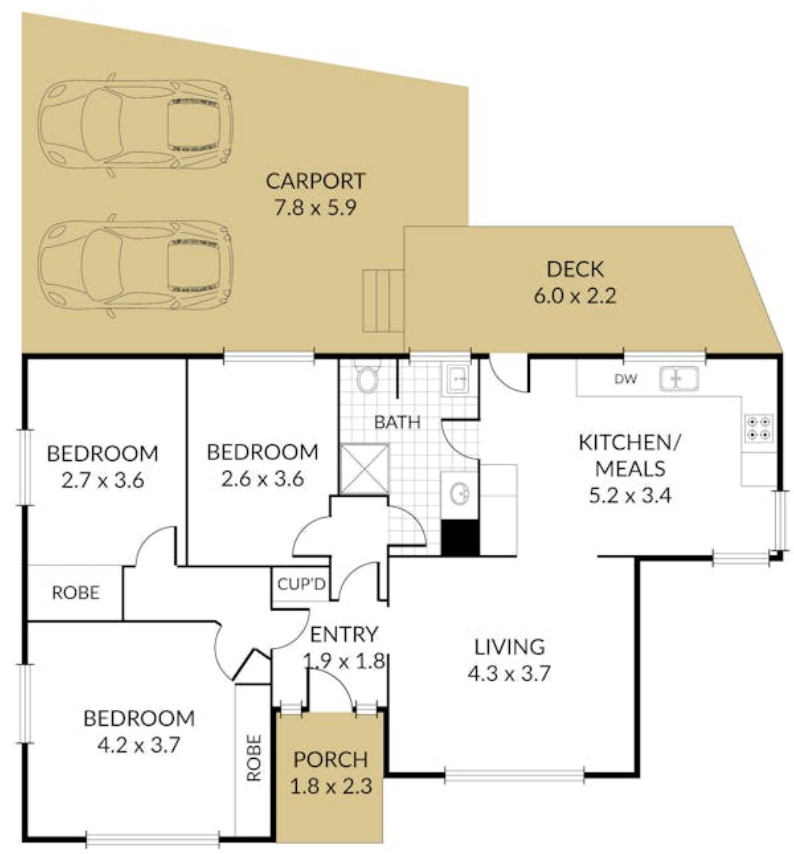
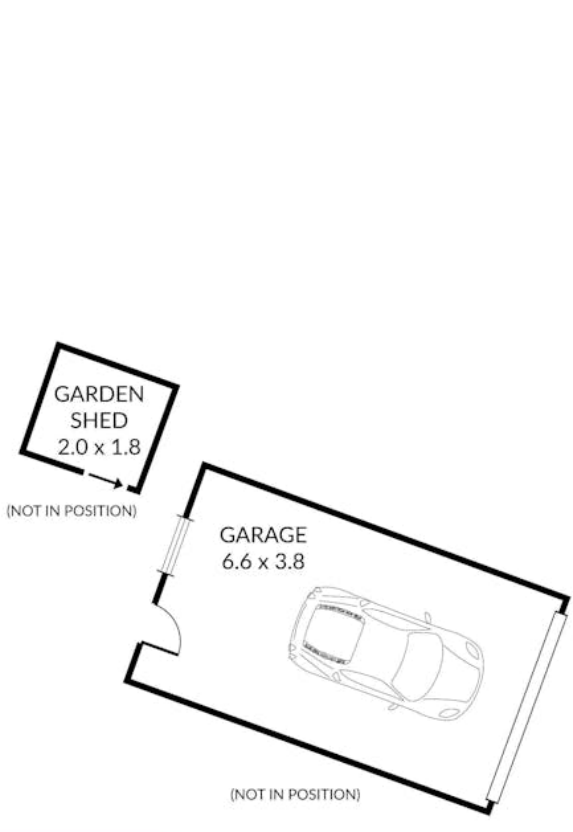




Internal 87m<sup>2</sup> External 95m<sup>2</sup> Total 182m<sup>2</sup>

13 Alfred Street, **Stawell** NORTH

3 x 1 x 3 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.