



3/27 Napier Street, STAWELL, VIC 3380

Modern Central Home Unit

This exceptionally well maintained home unit is perfectly positioned within easy walking distance to Stawell's main street, as well as the picturesque Cato Park and Lake and other everyday conveniences.

Constructed in low maintenance brick veneer, the home offers a spacious lounge room that flows seamlessly into a functional kitchen, complete with gas/electric cooking and a convenient breakfast bar. There are two generous double bedrooms, both featuring built in robes, serviced by a nearby bathroom with shower and vanity. A separate toilet and laundry add to the home's practical layout.

Comfort is assured year round with gas heating and ducted evaporative cooling. The home is also fitted with quality floor coverings and window furnishings throughout.

Outside, the property includes an attached carport, a rainwater tank, and established, easy care gardens.

Ideally suited to downsizers, small families, or for investors, this property presents a fantastic 'set and forget' rental opportunity, with an estimated rental return of \$370 per

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: 64P4856

SALE DETAILS

\$369,000

CONTACT DETAILS

Stawell

3 Patrick Street
Stawell, VIC
03 5358 3939

Ross Matthews

0408 584 954

week.

- Land Area 191.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport





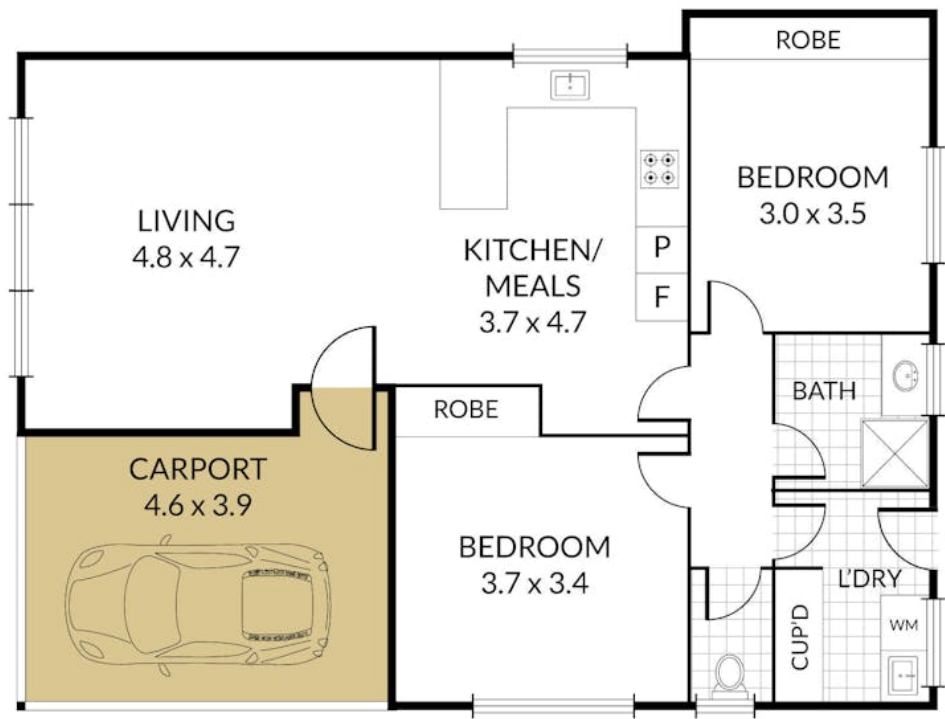


Internal 81m² External 17m² Total 98m²

3/27 Napier Street, **Stawell**



2 x 1 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.