

5 Anne Street, STAWELL, VIC 3380

Flexible Options - You Choose

Set on an impressive 1,021m² allotment, these two fully renovated one bedroom units present an exceptional opportunity for investors, developers, or owner occupiers alike. Mirror images of each other, both residences offer comfortable low maintenance living in a highly sought after location.

Each unit features a reverse cycle split system air conditioner in the open plan living area that flows seamlessly into an updated kitchen with gas/electric cooking and space for casual dining. The generously sized bedrooms include built in robes, while the modernised bathrooms incorporate an accessible shower along with a practical laundry space and ample storage.

Beautifully maintained throughout, the interiors are in excellent condition, with recently updated floor coverings and window furnishings enhancing the fresh, contemporary feel.

Offering outstanding flexibility, buyers may choose to live in one unit while leasing the other, rent both for a strong investment return, or utilise the property for short stay accommodation. Estimated rental returns are approximately \$270-##\$290 per week per unit. The substantial allotment also provides future subdivision or development

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: 64P4884

SALE DETAILS

\$380,000

CONTACT DETAILS

Stawell

3 Patrick Street
Stawell, VIC
03 5358 3939

Ross Matthews

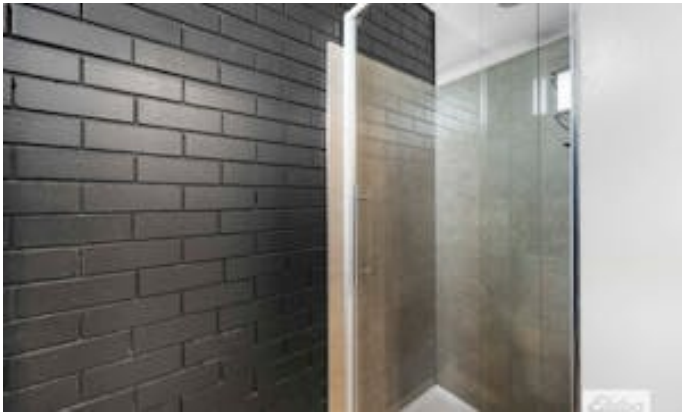
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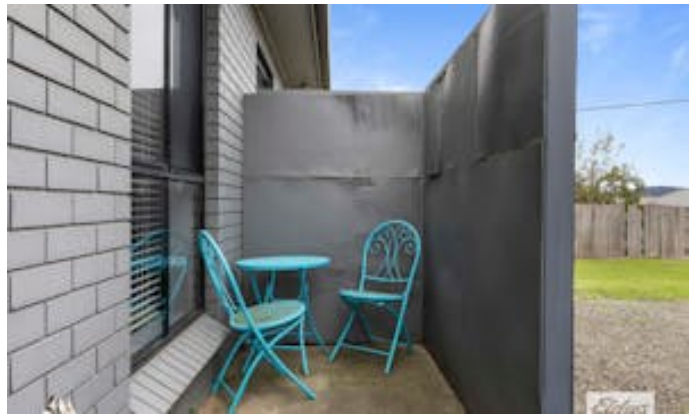
potential, subject to council approval.

With its versatile appeal, development possibilities, and convenient location, this is a rare opportunity not to be missed.

- Land Area 1,021.00 square metre
- Bedrooms: 2
- Bathrooms: 2









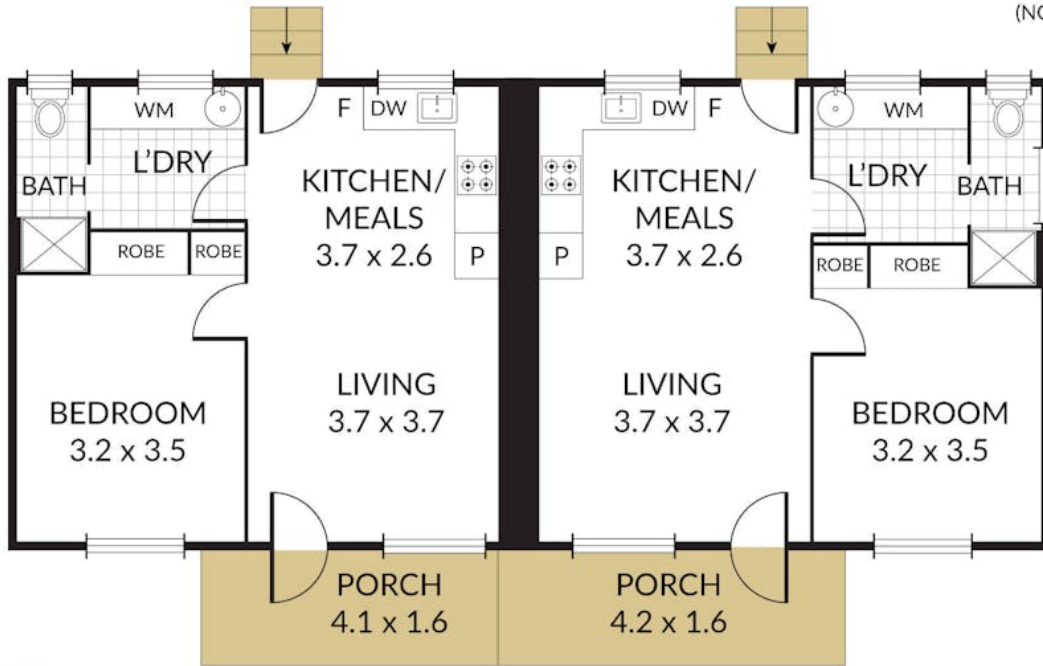
Internal 89m² External 17m² Total 106m²

5 Anne Street, **Stawell**



2 x 2 x

SHED
1.9 x 2.3
(NOT IN POSITION)



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.