



## 30 Navarre Road, STAWELL, VIC 3380

### Lifestyle Acreage on the Edge of Town

Perfectly positioned on the edge of town and only minutes from local shops and schools, this comfortable three bedroom home sits on just under 2.5 acres, offering space, convenience and exciting future potential.

Inside, the home is warm and welcoming, featuring an updated kitchen complete with electric cooking, ample cupboard and drawer storage, and room for dining. The front lounge enjoys an abundance of natural light through large windows, creating a pleasant outlook and comfortable living space, enhanced by a gas log look heater and reverse cycle split system air conditioning.

There are three bedrooms, two with built in robes, plus a versatile home office that could easily serve as a fourth bedroom if required. The centrally located bathroom has been tastefully updated and includes a shower, vanity and toilet. An updated laundry and second toilet at the rear of the home add further convenience. Fresh interior paint, quality floor coverings and window furnishings complete the home's appealing presentation.

Externally, the vinyl clad exterior provides low maintenance living, while both the front porch and rear undercover verandah offer excellent spaces to relax and entertain

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:** 64P4958

**SALE DETAILS**

**\$460,000**

**CONTACT DETAILS**

**Stawell**

3 Patrick Street  
Stawell, VIC  
03 5358 3939

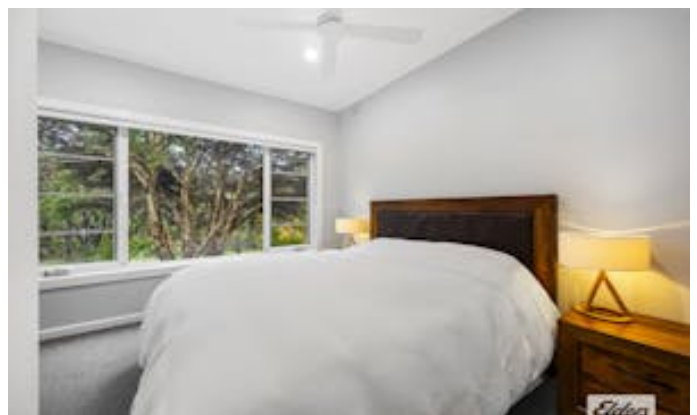
**Ross Matthews**  
0408 584 954

outdoors. A significant feature is the Colorbond shed with concrete floor and attached double carport, and an additional garage/shed providing excellent storage and vehicle accommodation.

Rear and side access add further practicality, while the property's size and position present the potential for future subdivision (STCA). Opportunities to secure a manageable acreage property in such a sought after edge of town location are increasingly rare.

Don't miss your chance to enjoy the space of country living with the convenience of town amenities just moments away.

- Land Area 9,662.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport







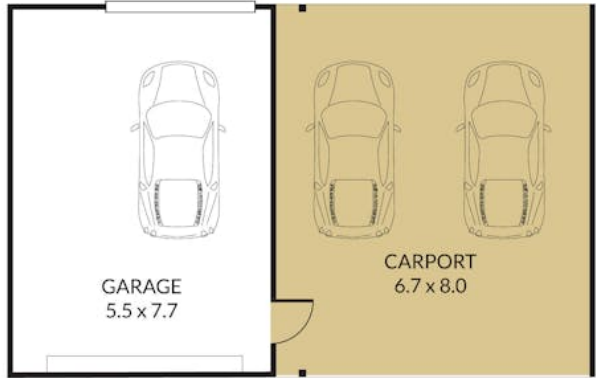
Internal 97m<sup>2</sup> External 139m<sup>2</sup> Total 236m<sup>2</sup>

30 Navarre Road, **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.