



8 Henty Street, ERICA, VIC 3825

Rural Charm

Nestled in the gateway to the breathtaking Baw Baw mountains, this enchanting three-bedroom, two-bathroom cottage is brimming with warmth, character, and timeless country charm. Just a short stroll to the local café and only 5km from Rawson's picturesque primary school, this delightful home offers the perfect blend of village serenity and mountain adventure.

Inside, you'll find a formal front lounge with a reverse cycle split system and ornate mantelpiece giving you a glimpse of this home's potential and cottage charm, plus two front bedrooms, one featuring built-in shelving and the other a simple, flexible space. The open-plan kitchen, meals, and lounge area includes a gas cooktop, electric oven, wood fire, and split system for comfort.

The large butler's pantry with a second sink adds practical storage and workspace. The third bedroom comes with extensive built-in robes and an ensuite with shower and toilet, while the main bathroom features a clawfoot bath with shower over bath.

Additional features include a European-style laundry, undercover outdoor entertaining area, and a small roller door storage shed.

TYPE: For Sale

INTERNET ID: L37114297

SALE DETAILS

\$380,000 - \$415,000

CONTACT DETAILS

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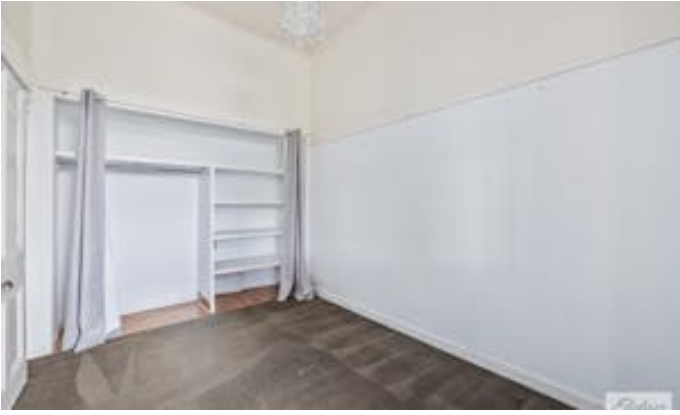
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This home is full of potential for anyone wanting to create a comfortable country retreat with room to make it their own.

- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Floorboards











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Erica

Floor Area: 137m²*

All measurements are approximate*