

Sold



45A Cooper St, Stawell



### Good As New

Just three years old and still under builders warranty this incredibly well designed floorplan with minimal external maintenance requirements on a small, easy care block just keeps on giving.

Two split system air conditioners ensure year round comfort and you will enjoy the family room opening onto the north facing alfresco area and separate lounge room away from the hustle and bustle. Main bedroom with walk-in robe and a full ensuite, bedrooms two and three both with built-in robes, well equipped kitchen with a corner pantry and good cupboard and bench space. Separate relaxing bath in the tiled bathroom, separate toilet, laundry with storage and a thirty three square metre under roof garage with automatic roller door.

The current excellent tenant, paying \$340 per week on a fixed term lease until 20th November 2020.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

3 2 2 400 m2

Price	SOLD for \$325,000
Property Type	Residential
Property ID	2045
Land Area	400 m2

### Agent Details

Melanie Pitts - 0407 100 300

### Office Details

Stawell  
189 Main Street Stawell VIC 3380  
Australia  
03 5358 1300

**Monaghan's**  
REAL ESTATE