



21 Ligar St, Stawell



## Imagine Your Options

A really convenient and popular residential location close to the North Park sporting complex, primary school and day care this home will appeal to owner occupiers and investors alike.

The potential to live in and improve over time as well the central location will appeal home buyers while the \$250 per week rental and the potential to subdivide and sell or develop the block subject to council approval will be a big plus for astute investors.

With a floorplan that includes built-in robes in the two double bedrooms plus a smaller single bedroom, generous lounge with gas heating in the original old fireplace and a split system reverse cycle air conditioner, family dining space also with an old tiled fireplace, gas heating and a bay window, gas cooking and old combustion stove in the timber lined kitchen, tiled bathroom with separate shower and built-in storage in the laundry.

The 492 square metre block has room for a shed, there is a small shaded bar b que area at the rear and a shady front verandah.

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.

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<b>Price</b>	SOLD for \$247,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2369

### Agent Details

Melanie Pitts - 0407 100 300

### Office Details

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