



**18 Houston St, Stawell**



## Forward Thinking

When looking to renovate some of the things to consider are character and position. These characteristics will remain long after any renovation and are an important factor when thinking about re-sale down the track.

This weatherboard miner's cottage has plenty of distinguishing qualities and is located in a popular Street due to its proximity to Stawell's amenities, including 502 Primary School, North Park Sporting Complex and the town centre. The cottage itself has plenty of street appeal and with some TLC would make a very comfortable home. The floorplan includes three double bedrooms, gas heated living room which opens to the kitchen, bathroom includes shower over bath, small vanity and toilet.

The home has full house evaporative cooling, front verandah overlooking the Grampians, rear porch and 2<sup>nd</sup> external toilet. Outside there is a garden shed, single garage and a large 6m x 6m garage, with single roll a door, slab flooring and personal access door.

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 \$215,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2465

### Agent Details

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