

Sold



44 Ligar St, Stawell



### It All Starts Here – 3 Lot Permit Issued

Ready for the builder or developer this lovely cottage on one thousand and forty five square metres comes with a planning permit for a three lot subdivision comprising the existing home fronting Ligar Street and two residential building blocks fronting Ellen St.

The existing home with heaps of street appeal and an estimated rental value of \$270 per week includes a huge carpeted lounge with a reverse cycle split system and a charming open fire place, country style kitchen and meals area with electric cooking, two double bedrooms both carpeted, bathroom with separate shower recess and vanity, separate toilet and shady front and rear verandahs.

The plan of proposed subdivision shows lots one and two at 302m<sup>2</sup> each and the house block at 441m<sup>2</sup>. Copies of the planning permit are available on request and rental demand is at an all-time high.

3 1 1

Price SOLD for \$290,000  
Property Type Residential  
Property ID 2509

### Agent Details

Melanie Pitts - 0407 100 300

### Office Details

Stawell  
189 Main Street Stawell VIC 3380  
Australia  
03 5358 1300

**Monaghan's**  
REAL ESTATE

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.