



1 Childe St, Stawell



### Cottage with Character

This appealing cottage is conveniently situated close to shops, 502 Primary School, medical facilities and Central Park, home of the famous Stawell Gift.

Features kitchen with gas bench hotplates, under bench electric oven, range hood and a reverse cycle air conditioner in the spacious meals/family area, separate carpeted lounge with gas heating and a split system reverse cycle air conditioner, three carpeted double bedrooms, shower recess in the bathroom and the laundry with built-in storage completes the package.

Additional features include floor to ceiling doors in lounge and two of the bedrooms, a handy rear verandah/deck, compact and shady private back yard, secure fencing and off street car parking.

Vacant possession will be available for the owner occupier or for the investors the property currently earns \$225pw with a long term reliable tenant in residence.

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 1

**Price** SOLD for \$215,000  
**Property Type** Residential  
**Property ID** 2531

#### Agent Details

Melanie Pitts - 0407 100 300

#### Office Details

Stawell  
189 Main Street Stawell VIC 3380  
Australia  
03 5358 1300

**Monaghan's**  
REAL ESTATE