

Sold



56 Gertrude St, Stawell



### On The Edge and Living Large

The block is big and the home is spacious, this is your chance to spread your wings inside and out with great living spaces, big bedrooms, outdoor areas and shedding.

Headlining the description are the generous gas heated lounge with lovely stained glass windows and the really useful separate family room with air conditioning and economical combustion heating. The kitchen and meals area has retained the lovely old combustion range alongside the gas stove, a multi-purpose space adjoining the kitchen could be used as a dining room or central study/office. Evaporative air conditioning cools the home in summer and a centrally located reverse cycle split system a/c provides year round heating and cooling.

All three bedrooms are doubles with overhead fans and a built-in robe in the main, there are two toilets and the tiled bathroom includes a spa bath, separate shower recess, tastic and vanity.

Opening off the family room is a large outdoor entertaining deck and the surrounding established irrigated gardens on the private 1800 square metre block are stunning in spring.

A nine and a half by six and a half metre workshop/garage has power and floor plus a carport, caravan port front verandah, garden shed, three rainwater tanks and a gazebo.

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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Price SOLD for \$445,000  
Property Type residential  
Property ID 2692

#### Agent Details

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**Monaghan's**  
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