

## LOCATION! LOCATION! LOCATION!

With a little bit of love this neat three bedroom cottage is sure to be popular!

Walk absolutely everywhere! Enjoy this quiet residential pocket all within a stones throw from the town centre.

On entrance to the left is a spacious lounge room with cosy wood heating perfect for those cold and chilly winter days.

Three sizable bedrooms are to the right, two with built in robes, there is also a modern bathroom handy to all bedrooms.

A central dining space or second living area is positioned just off the main lounge and at the rear is a kitchen with a slow combustion stove, separate upright gas oven/ stove and ample storage.

Ceiling fans and a box wall air con add to the seasonal comforts this house has to offer.

Outside, there is a single car garage/ workshop, rear shedding, secure fencing and excellent vehicle access.

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Price SOLD for \$345,000 Property Type Residential Property ID 1279 Land Area 727 m2 A G E N T D E T A I L S O F F I C E D E T A I L S Benalla 0410556531 ERR Benalla Residential Rural The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or the agent. Interested parties should contact the nominated person for full and current details.

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