








## The Perfect Weekender

Enjoyed as a family holiday house and winter ski base for 28 years, the time has come to move on and let others enjoy. This property has a stunning hill-top location at the end of the street with pleasant views across the fields, backing on to the park and lake, perfect for your morning stroll or walk across the park to the primary school.

You'll find a spacious 3-bedroom, 1 bathroom floor plan with a light-filled North facing dining/lounge area. At this price point there is work to be done, but the construction is solid such that you will be able to improve to your taste and have a beautiful home to enjoy for many years to come.

Additional features include:

- Split system in Dining/Living area
- Built in wardrobes to all bedrooms
- Separate toilet
- Carport with lockable storage
- Garden shed
- Bus stop right next door

The property is within a very short walking distance to the Primary School, Croxford Park/lake, footy/cricket grounds, heated pool, tennis courts, medical centre and convenience store. The town is surrounded by forest, and is 15 minutes' drive from Walhalla historic goldmining town, 40 minutes drive from Mount Baw Baw Alpine down-hill skiing Resort, and very close to

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 1482 |
| **Land Area** | 763 m2 |

### Agent Details

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### Office Details

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Mount Erica Bushwalking and Mount St Gwinear cross-country ski area.

This could be the affordable lifestyle change you've been looking for or the perfect weekender to enjoy what the area has to offer!

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