



22-24 School Rd, Erica



### Relaxed Country Lifestyle

Away from the hustle and bustle of the city, you'll find this charming 3-bedroom, 1-bathroom country cottage. Situated on a large approx 1177m2 allotment offering plenty of room for outdoor activities and boasting a stunning backdrop of farmland and bush, this is the perfect place to call home.

Comprising of an open plan living area with two flexible living spaces and an updated kitchen being central to both. The kitchen includes modern cabinetry, a dishwasher, electric stove and a servery window into the rear living area. Bring out your inner designer and make it your own!

Stay cosy in the colder months with the wood heater and utilise the split system for all year round comfort.

Enjoy the picturesque views from the rear decking, while enjoying your morning cuppa or a summer BBQ with the family.

Conveniently located within the township of Erica you'll be super close to the General Store, Hotel, Café, and a short stroll to the kindergarten.

Immerse yourself in nature and enjoy the true beauty of this country area. You'll love the easy access to the snow fields, and you will be spoilt for choice with plenty of outdoor activities nearby such as horse trail riding, fishing spots and bike and walking tracks.

Call Strzelecki Realty today on (03) 5127 1333 to book your private inspection.

3 bedrooms 1 bathroom 1,177m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1921
<b>Land Area</b>	1,177 m2

#### Agent Details

Aaron Megaw - 03 5127 1333

#### Office Details

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**Strzelecki Realty**

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