



FOR SALE

ESCAPE FROM THE CITY TO THE COUNTRY

Want to get away from the city and enjoy country life? Here is a great opportunity! Huge corner block on $\frac{3}{4}$ acre or 3010sq mtrs! Large allotment boasting multiple options such as potential for sub-division (STCA) previously approved for 3 blocks, long term or holiday rental or just lifestyle living. Situated in a small country town close to popular tourist locations, this 3 bedroom house is fully fenced, separating the home from the remaining land available. Take the opportunity of home ownership, holiday or long term rental, or develop, sub-divide and build multiple dwellings (STCA). Create your own farm-let and agist sheep, goats or horse, ideal country living whilst having the advantage of all amenities from living in the centre of town. Previously rented fully furnished achieving \$435.20 per week. Great returns as an air bnb or holiday rental because of it's popular location to tourist destinations!

Located close to the Orbost Regional Hospital and walking distance Orbost Secondary College and primary schools, the home has been fully renovated, re-plumbed and re-wired. Comprises of 3 bedrooms, 2 bedrooms with ceiling fans and triple robes and 3rd bedroom/study has robe and wall heater. There is a modern blackwood timber kitchen with large picture windows with country views, gas/electric cooking, dishwasher and loads of cupboards and step-in pantry. Snuggle up in the lounge room warmed by cosy wood-fired heater and split-system air-conditioner, over looking light filled sun-room. High ceilings, ceiling fans, extra study nook, bathroom with shower and separate bath, large laundry with plenty of storage and covered outdoor decking makes for an ideal family home. Very low maintenance treed garden with garden shed, small water tank, large single garage and extra parking space behind the gate.

The tourist town of Orbost is situated in East Gippsland. Nestled against the Snowy River, Orbost enjoys the flexibility of its location with a short drive to the seaside town of Marlo. Lakes Entrance is only 45 mins drive for swimming, surfing, boating and fishing. Surrounded by National parks for 4 wheel driving and nature watching, this is an ideal location to create a great income from a wonderful holiday rental. Or sub-divide and develop the land and create multiple incomes or move in and make this your new lifestyle home. The choice is yours! The home can be purchased fully furnished by negotiation so all you need to do is move in! East Gippsland, great place to live!

Regional Victoria is at Stage 3 for Covid-19 so private inspection, skype or video calls are available for interested buyers to view this property. Please click onto our 3D tour for your virtual inspection it's as good as being there. Covid-19 Rules Apply.

Please call Teresa on 0429398730 for any enquiries.

3 BED | 1 BATH | 1 CAR

PRICE:

\$268,000 - \$285,000

OPEN FOR INSPECTION:

N/A



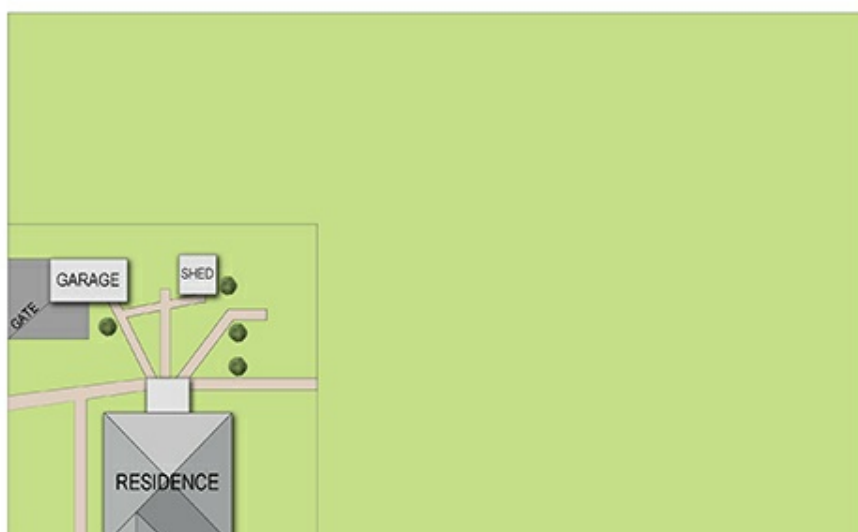
Teresa Young

0429398730

teresa.young@atrealty.com.au

www.atrealty.com.au

49 Tynon Street, Orbost



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

siteplan

archistyle