



### 10 Lilian Street Stawell VIC

3 1 2

Nestled in a quiet street, this 3-bedroom weatherboard home exudes character and charm, ideally located close to Stawell's North Park complex. With the aquatics centre, tennis courts, football oval, netball courts, cricket nets, skatepark, and athletics area just a short stroll away, you'll enjoy the convenience of having all these amenities nearby.

Set on a spacious 1016m<sup>2</sup> (approx.) block, the property features the added benefit of rear lane access, making it even more versatile. While the home requires some TLC, it presents a fantastic opportunity for those eager to renovate and bring their vision to life.

Inside, high ceilings enhance the sense of space and light throughout. The home includes three generously sized

**Price** : \$280,000 - \$300,000

**Land Size** : 1016 sqm

**View** : <https://www.araratballaratrealstate.com.au/sale/vic/ballarat-western-district/stawell/residential/house/8125800>



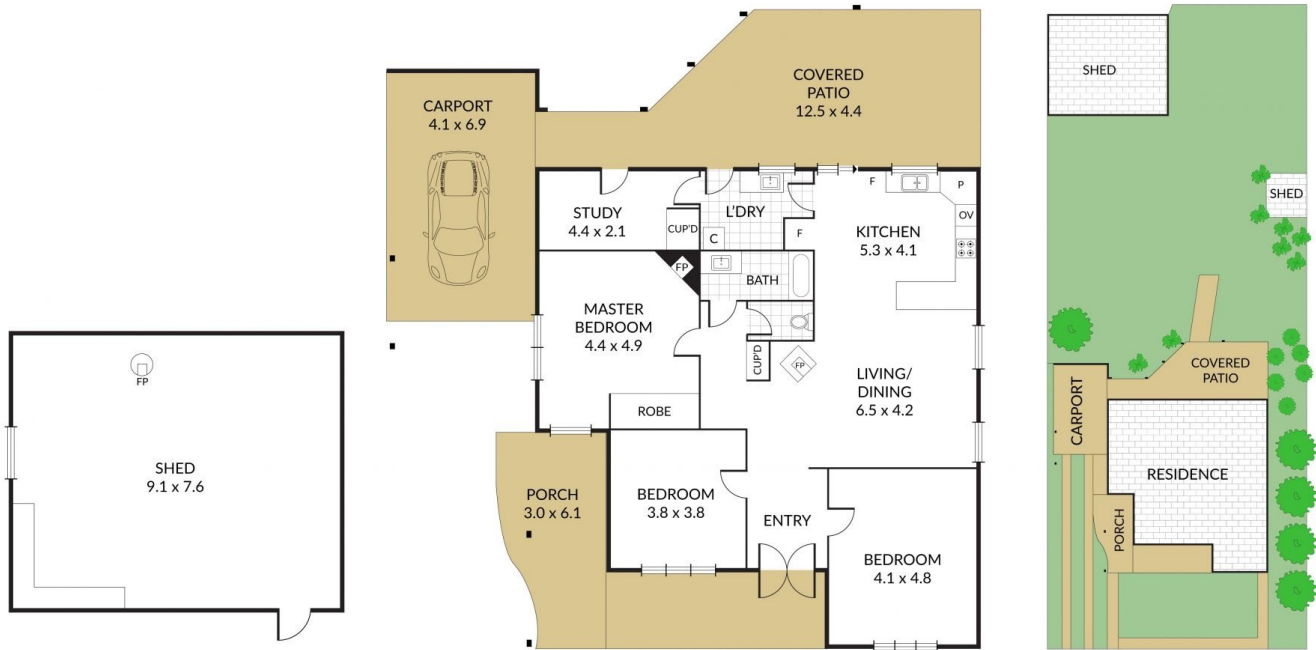
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Internal 136m<sup>2</sup> External 876m<sup>2</sup> Total 1012m<sup>2</sup>

10 Lilian Street, **Stawell**



3 x 1 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.