



### 36 Mellish Street Beechworth VIC

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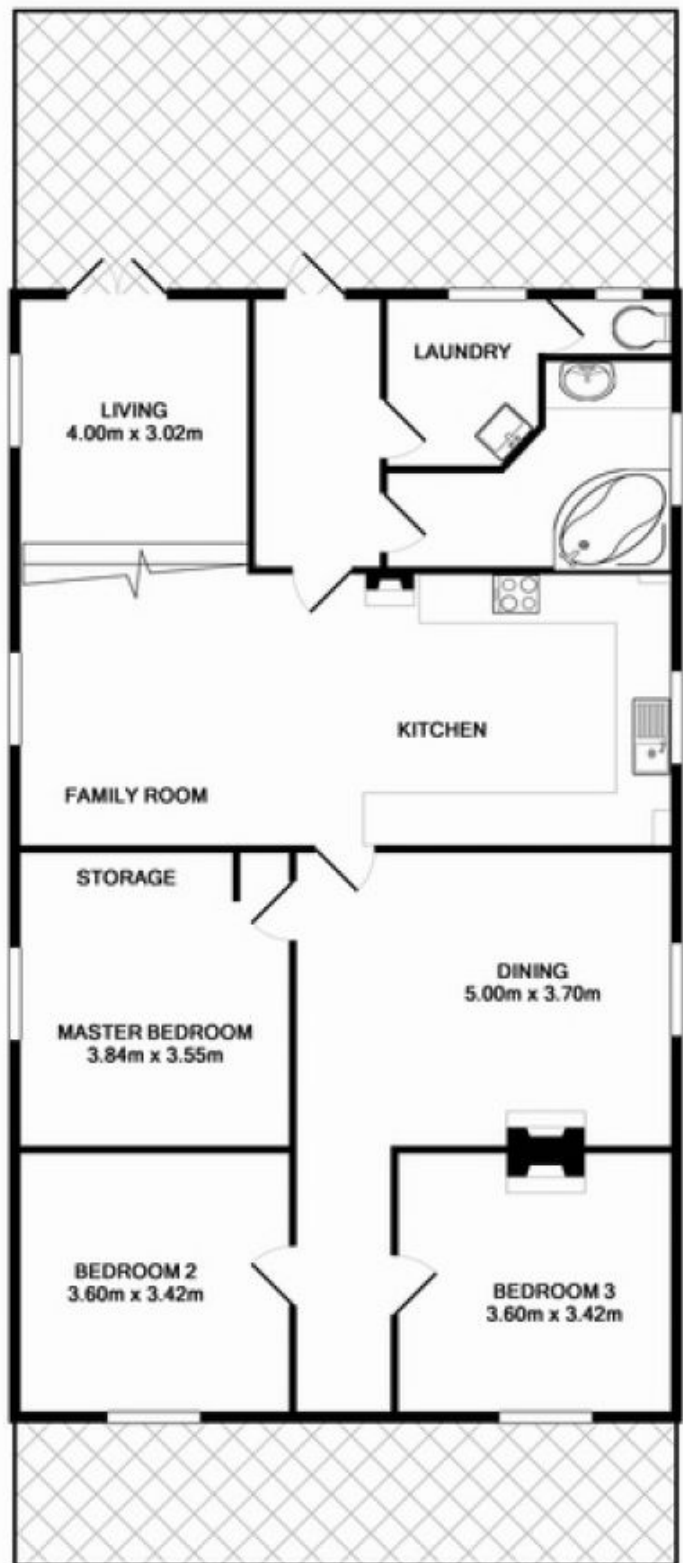
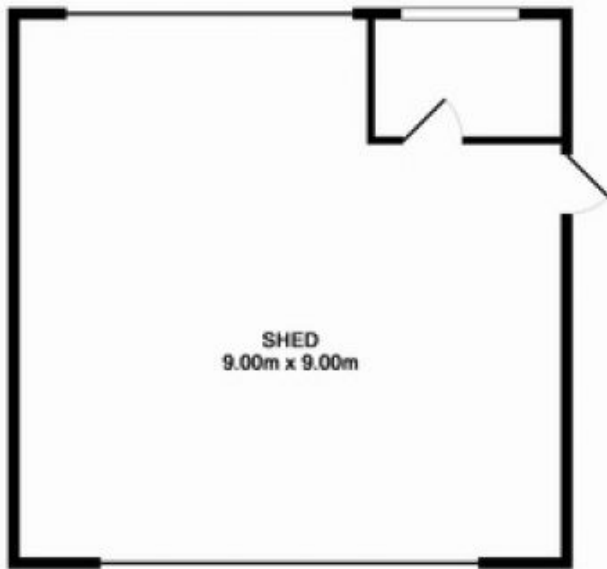
Located on approx. 1390sqm this well laid out 3 bedroom home was built circa 1878 and is only a short walk to the centre of Beechworth, local shops, swimming pool, the popular Rail Trail bicycle path and popular local walks.

This period home features high ceilings throughout, the master Queen-size bedroom has built-in-storage, carpets and a ceiling fan and there is an additional Queen-size bedroom and a Double bedroom with an open fire place. Both of these rooms have polished floor boards. There is a formal dining room, or potential second living area with a wood combustion heater, and the main living area is an open plan lounge / study and kitchen. At one end of the lounge there are French doors opening to the rear under cover verandah which runs the full length of the house. There are timber lined ceilings throughout the house.

**Price** : \$ 360,000  
**Land Size** : 1391 sqm  
**View** : <https://www.indigorealestate.com.au/sale/vic/north-eastern/beechworth/residential/house/5670012>



**Jamie Horne**  
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TOTAL APPROX. FLOOR AREA 170.8 SQ.M. (1839 SQ.FT.)  
Measurements are approximate. Not to Scale. For illustrative purposes only.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale