



### 9 Wells Street Beechworth VIC

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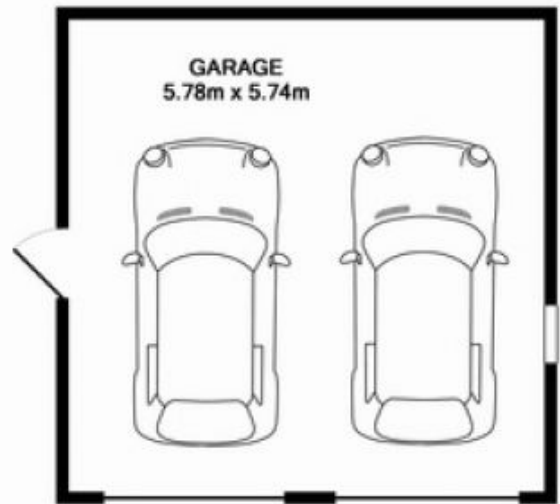
Located on approx. 606sqm in a convenient central Beechworth location this quality built brick home is located behind established privacy gardens and only minutes' walk to local schools, Beechworth Hospital and Lake Sambell. This immaculately presented low maintenance home features 3 generously sized bedrooms all with carpets and built-in-robos; a tiled bathroom with a large shower, bath and a separate adjacent toilet. There is also a separate laundry with separate access to the rear gardens.

This home also includes a well-proportioned and carpeted lounge room with the option of either a gas wall heater or wood combustion heater. Ducted evaporative cooling is also installed and ideal for the warmer months. The galley style kitchen features a dishwasher, gas cook-top and electric oven, good storage and an adjacent dining area which opens up to the outdoor living area.

**Price** : \$ 305,000  
**Land Size** : 606 sqm  
**View** : <https://www.indigorealestate.com.au/sale/vic/north-eastern/beechworth/residential/house/5670051>



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TOTAL APPROX. FLOOR AREA 129.3 SQ.M. (1392 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