



### 13-15 Beechworth-Stanley Road Stanley VIC

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Centrally located in the heart of the Stanley and only a short walk to the village pub, recreational reserve, community hubs, and local walking and riding trails, this charm-filled red brick and iron-roofed cottage, with a rear weatherboard extension is comfortably positioned on approx. 1075sqm.

With its origins dating to the 1860s and retaining many of its period features, this home offers two queen-sized bedrooms, both with built-in robes and wall-mounted heat panels. One of the bedrooms is carpeted, and the second features polished hardwood floors which extend through to the potential third single bedroom/nursery/home office and the central formal dining room.

Situated at the rear of this home is a welcoming and open plan, tiled, living area comprising a spacious loungeroom

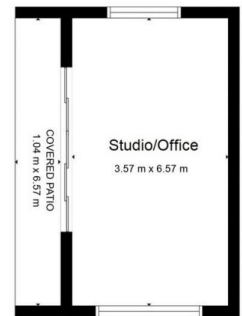
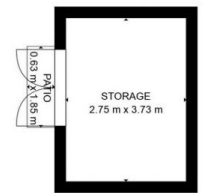
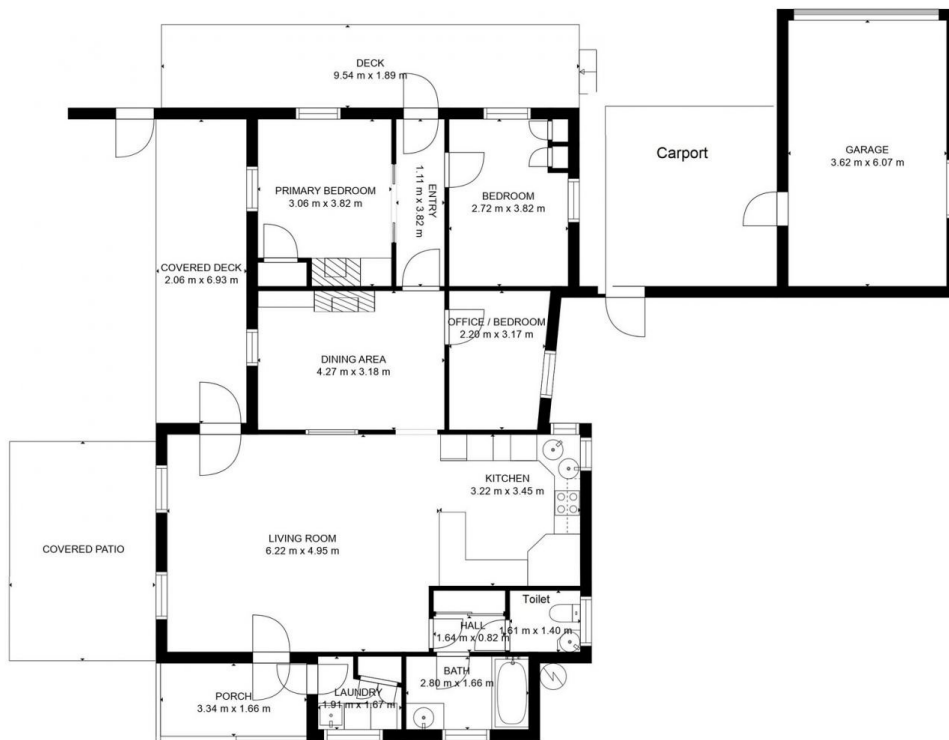
**Price** : \$ 675,000  
**Land Size** : 1075 sqm  
**View** : <https://www.indigorealestate.com.au/sale/vic/north-eastern/stanley/residential/house/7559175>



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GROSS INTERNAL AREA  
FLOOR 1: 105 m<sup>2</sup>, FLOOR 2: 34 m<sup>2</sup>  
EXCLUDED AREAS: , GARAGE: 22 m<sup>2</sup>  
DECK: 33 m<sup>2</sup>, PATIO: 31 m<sup>2</sup>  
PORCH: 6 m<sup>2</sup>  
TOTAL: 138 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

