




3A John Street Beechworth VIC

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Conveniently situated on approx. 1050sqm in a quiet, central, Beechworth location, this immaculately maintained and proudly presented family home offers easy access to the Murray to Mountains Rail Trail, local parks, walking trails, Lake Sambell, public swimming pool, and central Beechworth.

Price : \$890,000
Land Size : 1050 sqm
View : <https://www.indigorealestate.com.au/sale/vic/north-eastern/beechworth/residential/house/7749897>

This split-level home is privately located behind established privacy hedges and features four large bedrooms including a spacious upstairs carpeted, king-sized adult retreat-styled bedroom with a sitting area, built-in robes, split-system air-conditioning, and a Juliet balcony overlooking the rear of the property and the green belt riding and walking trail. There is also an ensuite with a shower, vanity, and toilet.

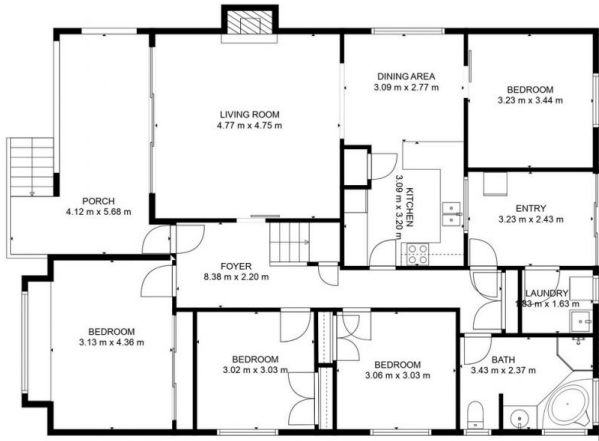
From the welcoming front tiled verandah and porch, the formal entrance leads to the hallway, living area and double



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GROSS INTERNAL AREA
 FLOOR 1: 128 m², FLOOR 2: 36 m²
 EXCLUDED AREAS: GARAGE: 58 m², CARPORT: 51 m², PORCH: 15 m²,
 DECK: 27 m², PATIO: 46 m², FIREPLACE: 0 m²,
 BALCONY: 4 m²
 TOTAL: 164 m²

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

