






1 Kelly Court Beechworth VIC

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Situated on approx. 724sqm, this architect designed, custom built, low maintenance, north facing, brick & Colorbond home is just 700m to all the local cafes, restaurants, shops and attractions, 400m from Lake Sambell and the Rail Trail.

Price : \$1,250,000
Land Size : 724 sqm
View : <https://www.indigorealestate.com.au/sale/vic/north-eastern/beeceworth/residential/house/7954879>

At street level, this home can be accessed from either the wide, welcoming entrance or through the double carport. An immediate impact is apparent from the light-filled, open plan, tiled/carpeted living area which features high ceilings and floor-to-ceiling, double-glazed windows with extensive views over the Beechworth township. The living area is heated and cooled by a large reverse-cycle air conditioner, central wood combustion heater, remote controlled ceiling fans and electrically operated clerestory windows.

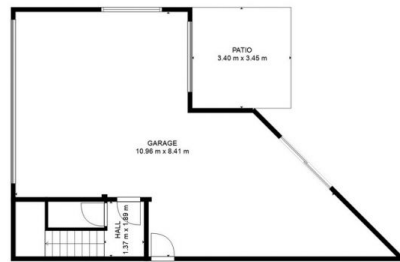
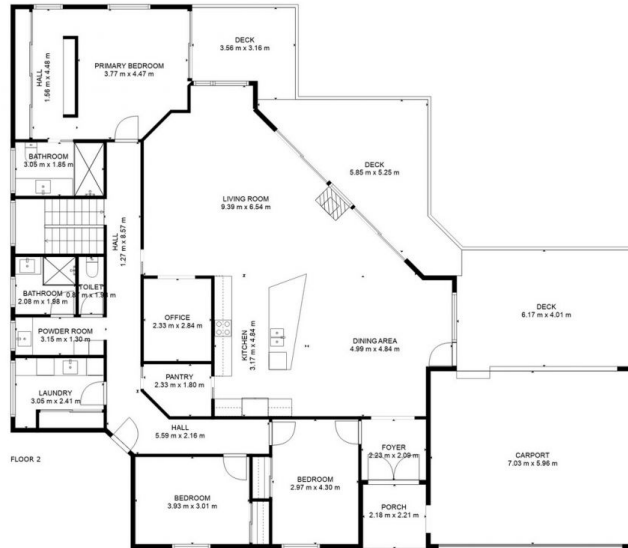
The spacious kitchen features Corian benchtops, electric



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FLOOR 1

TOTAL: 205 m2

Below Ground: 8 m2, FLOOR 2: 197 m2

EXCLUDED AREAS: GARAGE: 64 m2, PATIO: 12 m2, CARPORT: 42 m2,

DECK: 56 m2, PORCH: 5 m2

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

