



65 Clarke Street St, Penola



## A PERFECT PLACE TO START

First homeowners, retirees or astute investors will not be disappointed with this well-maintained market starter.

Located on popular Clarke Street, what a great location; An easy stroll to Penola's shops, eateries & access to the Primary school is only a few blocks away.

The house itself is quite private, screened nicely by a high green hedge and a mature oak tree. Behind here, an attractive, timber frame cottage with full length veranda, keeping the heat from the afternoon sun at bay, and providing an ideal setting for after work drinks.

The interior has been refreshed since the original build and includes timber look floating floors, neutral good quality carpets and a light and bright combined living, dining, and kitchen. The kitchen itself is ideal, with a good-sized breakfast bar proving a connection to the living space, dishwasher, wall oven, ample storage and all cabinetry finished in nice natural colour tones.

The home provides comfort year-round with reverse cycle air conditioning

3 1 4 966 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	727
<b>Land Area</b>	966 m2

### Agent Details

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### Office Details

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and combustion wood heating to the central living area. All 3 bedrooms are carpeted with 1 and 2 have ceiling fans and 3 having a second reverse cycle air condition – making this perfect as an office too.

From the practical mud room through to the outside; A large 6m outdoor entertaining area with backyard outlook and plenty of lawn and mature trees, perfect for kids and pets. There is also an operable bore to the garden, keeping your lawns lush and your water bills to a minimum.

The large 996m<sup>2</sup> block has access along the Southern side to the rear of the block where we find the shed; 9.1m x 6.0m with concrete floor & power. Off here, a double pergola with space for a further 2 vehicles parked out of the weather.

There is lots to love about this entry level property whether you are purchasing your first home, looking to invest or downsizing, call Meg 0407 740 034 or Karly 038 339 729 to arrange your private inspection now.

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