



**7 Wells St, Beechworth, VIC 3747****Sold - \$471,900**House  

## PRIVACY AND CONVENIENCE

Ideally positioned, this recently renovated gem of a home is quietly tucked away within close proximity to schools, sporting facilities, Lake Sambell and Beechworth's town centre.

The rendered brick home comprises three bedrooms with a generous sized master and built-in robes. Bedrooms two and three are also of good size with built in robes.

The L- shaped open plan kitchen, dining and living area has split system heating and cooling and is flooded with natural light via large windows. The kitchen features bright white cabinetry and contrasting bench tops, an electric oven and cook top plus dishwasher, making it a pleasure to be in.

The bathroom is spacious and has a bath, shower, and vanity, with a convenient separate toilet. A generously sized laundry enjoys external access.

To the rear of the home lies a fenced, low maintenance back garden with a variety of some beautifully established fruit trees and shrubs. There is also a ColorBond shed, making a great spot to potter and spend some time.

Recently updated with new electrical circuit board, new downlights, new window furnishings, updated kitchen and bathroom, this property makes a perfect downsizer, first home or investment opportunity.

Call now to book an inspection.

**Open for Inspection**

By Appointment.

### Listed By

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