



36 Aurel Road DEANS MARSH, VIC



## A MODERN RURAL FAMILY OPPORTUNITY

Located in a quiet cul-de-sac is this modern, well presented 3 year old family home. Low maintenance and featuring 3 light filled bedrooms all with built in robes, master with ensuite and walk in robe.

Well appointed, spacious, open plan kitchen, living, dining area opening to outdoor alfresco area. This open plan space also boasts north facing, double glazed windows and reverse cycle heating/cooling.

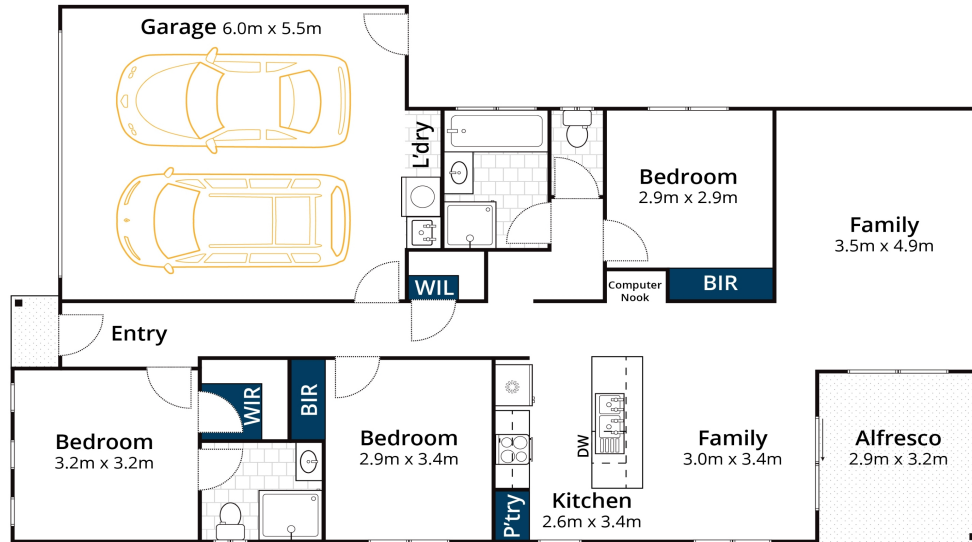
Also featuring double lock up garage with storage space, 2 large water tanks and low maintenance gardens. For the investment savvy, take advantage of the current long-term lease secured currently on the property.

With a total land size of approx. half an acre and the advantage of the property positioned with 2 street frontages, through to Railway Terrace, utilise this extra space for additional shedding or extension of dwelling (STCA).

**Price:** \$475,000

**Karen Stribling**  
0439 650 838

**Tyrone Provan**  
0405 124 799



Approx. Area 111m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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