



#### 40 Byrne Street Stawell VIC

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Welcome to 40 Byrne Street, Stawell-a delightful residence offering a perfect blend of comfort, practicality, and convenience. This inviting home features three generously sized bedrooms, each designed for relaxation, alongside a well-appointed bathroom to ensure ease of use for all residents. The functional kitchen flows seamlessly into the open living and dining areas, creating a cozy environment ideal for both everyday living and entertaining.

One of the standout features of this property is the large shed, complete with plumbing and power. This versatile space is perfect for a variety of uses, from a workshop to additional storage or a hobby area. The convenience of rear access enhances the functionality of the shed, making it easily accessible and ideal for managing various needs.

**Price** : \$380,000-\$410,000  
**Land Size** : 912 sqm  
**View** : <https://www.araratballaratrealestate.com.au/sale/vic/ballarat-western-district/stawell/residential/house/8119096>



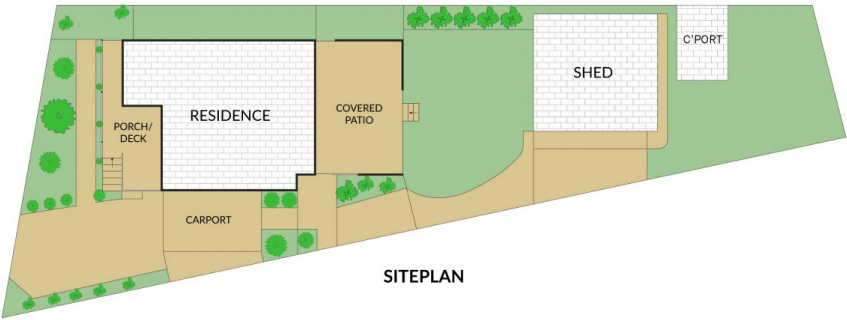
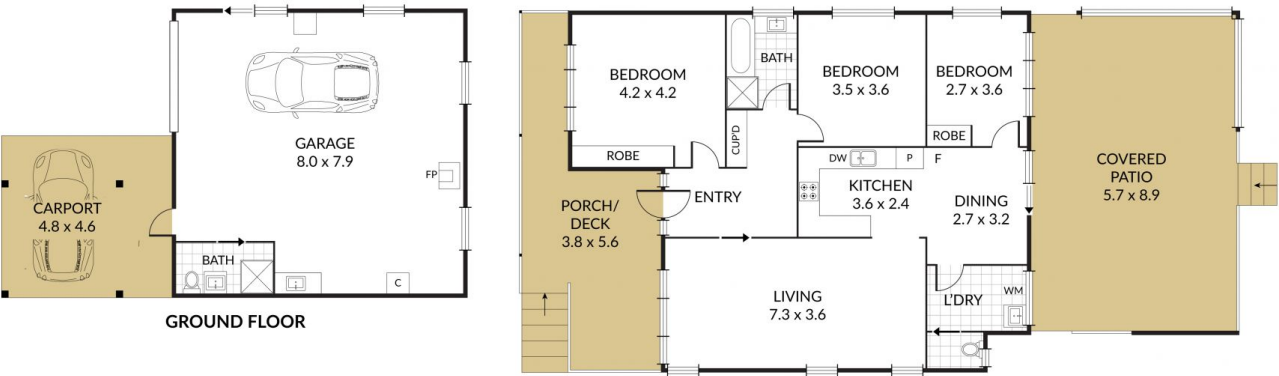
**Koby Stewart**  
 03 53521537  
 0402891159

Internal 167m<sup>2</sup> External 745m<sup>2</sup> Total 912m<sup>2</sup>

40 Byrne Street, **Stawell**



3 x 1 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.