



**WES DAVIDSON**  
REAL ESTATE



### 1/3 Rose Street Horsham VIC

2 1 1

This low maintenance brick unit located walking distance to the CBD is ideal for investors, or someone looking to downsize.

The features of this home include:

- \* Separate spacious lounge room with street facing windows
- \* Generously sized kitchen with ample bench space and storage
- \* Adjacent to the kitchen is a dining area with access to the courtyard
- \* Two bedrooms with ceiling fans and built in robes
- \* Central bathroom with separate toilet
- \* Climate is controlled by gas heating and ducted evaporative cooling
- \* Single car lock up garage
- \* Privated paved courtyard
- \* Land size 294 sqm (Source: Pricefinder)
- \* Zoning: General Residential Zone (GRZ1)

Investors, please note that minimum rental standards now apply in Victoria:

**Price** : \$ 410,000

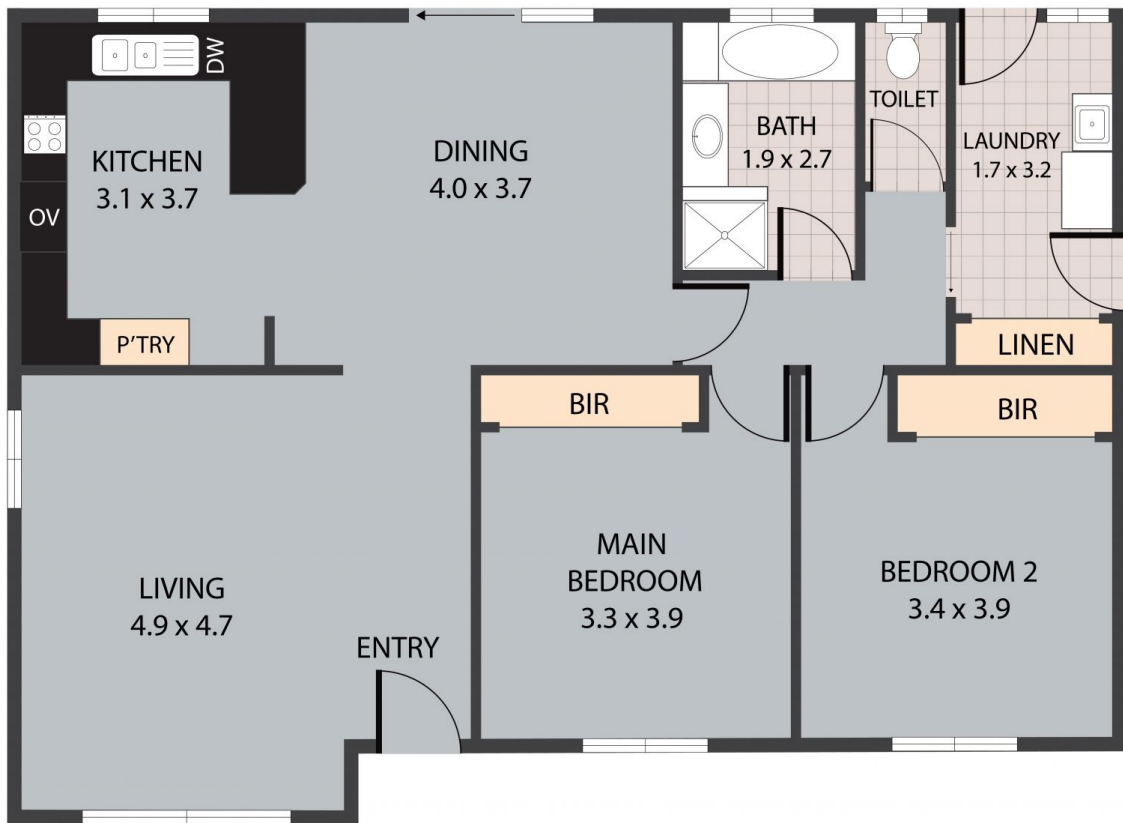
**Building Size** : 86 sqm

**Land Size** : 294 sqm

**View** : <https://www.wdre.com.au/7700599>



**Robert Dolan**  
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Unit 1/3 Rose Street, Horsham 3400

TOTAL APPROX. FLOOR AREA 95 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.