



**WES DAVIDSON**  
REAL ESTATE



### 19 Valentine Avenue Horsham VIC

3 1 2

Conveniently located only a short stroll from the Wimmera River in the sought after Horsham West is this neat three bedroom home.

\*Three bedrooms all with built in robes

\*Well maintained family bathroom with separate toilet

\*Two spacious living areas located at the front and rear of the property

\*Functional kitchen with ample storage space that flows on to the dining area

\*Outside there is a large undercover alfresco area, surrounded by beautifully maintained gardens and fruit trees and a great handyman's shed with a lined storage room at the back.

\* Land size: 798 sqm (Source: PriceFinder)

\* Zoning: General Residential Zone (GRZ1)

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

<https://www.consumer.vic.gov.au/housing/renting/repairs-alterations-safet>

**Price** : \$ 360,000

**Building Size** : 130 sqm

**Land Size** : 798 sqm

**View** : <https://www.wdre.com.au/7781209>



**Kristyn Dolan**  
0429837148



19 Valentine Avenue, Horsham 3400

TOTAL APPROX. FLOOR AREA 113 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.