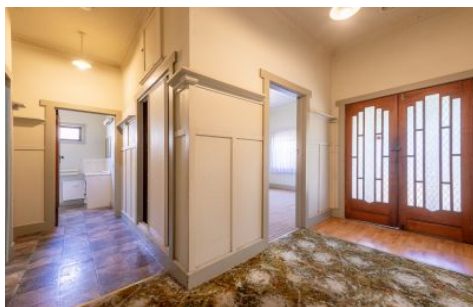




**WES DAVIDSON**  
REAL ESTATE



#### 4 Wilson Street Horsham VIC

3 1 1

This weatherboard home, boasting three bedrooms, is situated just a short stroll from the CBD. It presents an excellent opportunity for families, first-home buyers, or developers. The notable features of this property include:

- \*Two light filled living areas
- \*Three generously sized bedrooms
- \*Neat kitchen and dining area with gas cooking facilities
- \*Family bathroom with a second separate toilet located just off the laundry
- \*Outside is a secure backyard with rear lane access.
- \*Land size: Approx. 387sqm (source: PriceFinder)
- \*Zoning: GRZ (General Residential Zone)

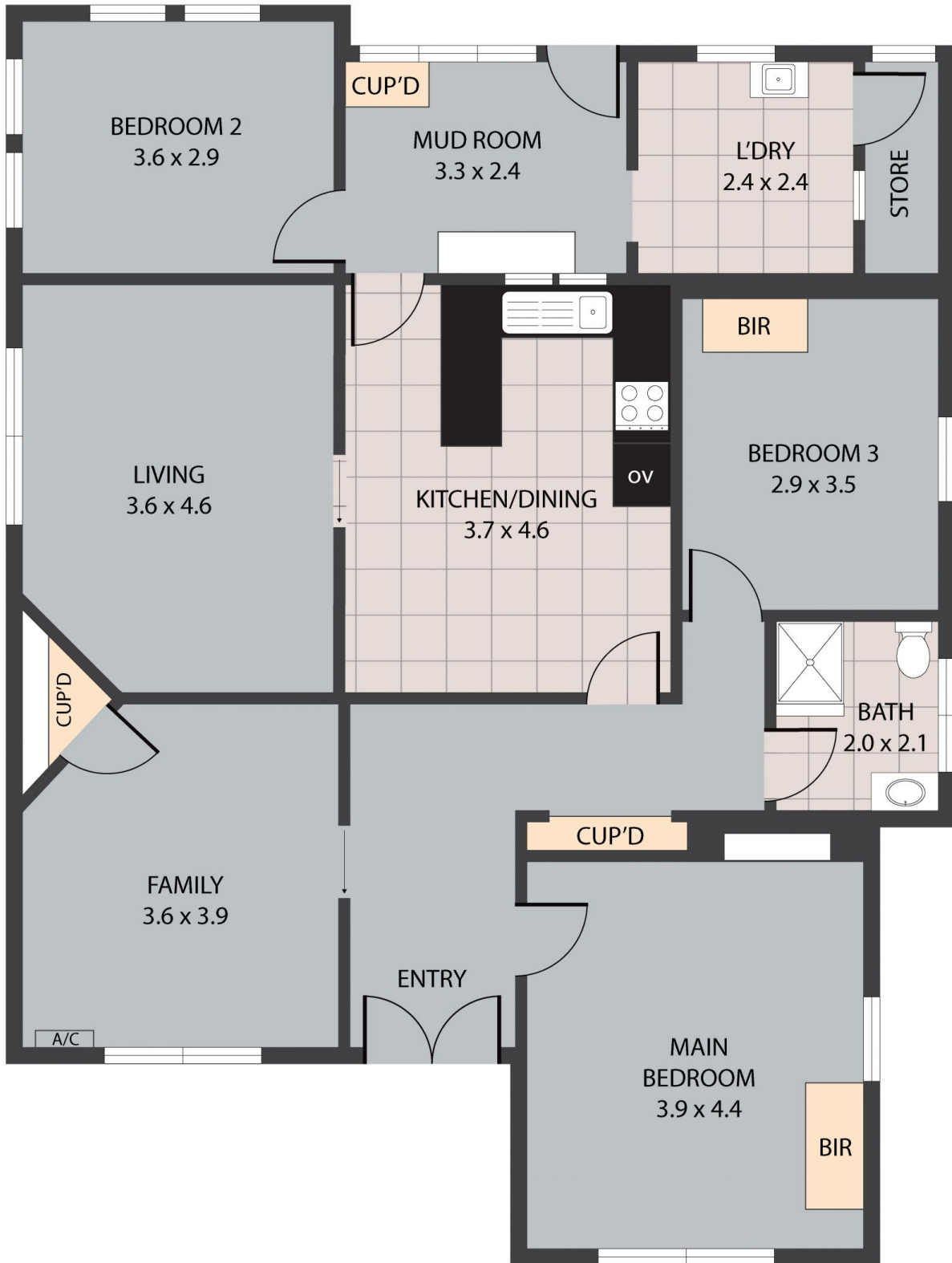
Investors, please note that minimum rental standards now apply in Victoria:

**Price** : \$ 248,000

**View** : <https://www.wdre.com.au/7834358>



**Robert Dolan**  
**0419440617**



4 Wilson Street, Horsham 3400

TOTAL APPROX. FLOOR AREA 125 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.