

Sold



72 Station St, Romsey



### Prime central Romsey opportunity

Set on just over a quarter of an acre with a charming appearance behind a white picket fence and neat garden, this traditional weatherboard cottage could be a cosy family home, immediate rental investment or opportunity to redevelop in the future (STCA).

Conveniently positioned in central Romsey and a short stroll to the local primary school, shops, eateries and amenities, the astute buyer will realise the potential with this property and enjoy the benefits for years to come.

With fresh new painting throughout, the property consists of three well-proportioned bedrooms, central family bathroom, kitchen with new gas 5 burner cooktop and stove, open plan living and dining with near new wood heater, reverse cycle air conditioner and polished floor boards.

Stepping outside there is a single lock-up garage with space for your workbench and tools, lush lawns and mature shade trees. There is more than enough space for the children to play, the keen gardener to set up a market garden, flower beds or both or to think about subdividing opportunities (STCA).

Located in the picturesque Macedon Ranges, Romsey is 40km to Melbourne Airport and 60km north of Melbourne's CBD and trains available approximately 11-15 minutes away at Clarkefield, Riddells Creek or Woodend Railway Stations.

Open for Inspection – Saturday 26/11 and Saturday 3/12 at 2.00pm.

For further information or to arrange a private inspection, please contact Kim

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1175
<b>Land Area</b>	1,159 m2

#### Agent Details

Kim Forsyth - 0409 491 229

#### Office Details

Property Management Macedon Ranges  
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03 5429 1280

**PROPERTY**  
MANAGEMENT | Macedon Ranges

Forsyth 0409 491 229.

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