






## 2 Le Couteur Avenue Beechworth VIC

4  1  1 

This comfortable, four-bedroom, one-bathroom home is ideally positioned across the road from Beechworth Primary School, and only a short walk to Lake Sambell, Beechworth Health, Beechworth Secondary College, Baarmutha Sports Precinct, and all the local shops, cafes, restaurants, and conveniences the town has to offer.

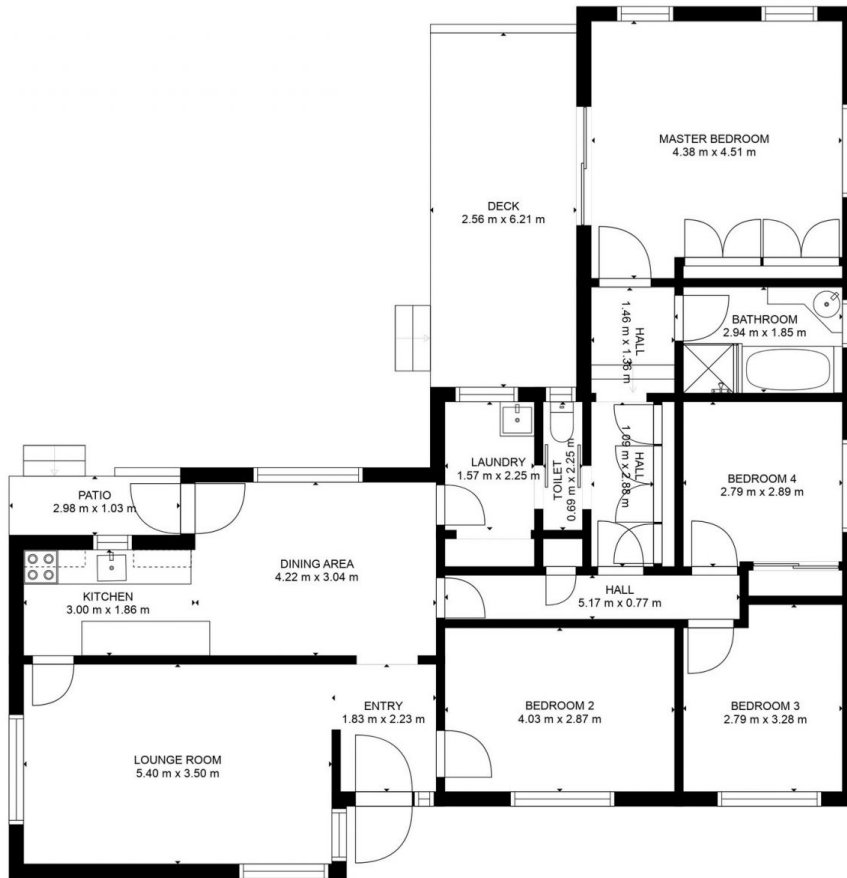
The property features a spacious, light-filled, king-sized master bedroom with a built-in-robe, and independent private access to a timber deck and the rear yard. There is an additional queen-sized bedroom with a ceiling fan, and two additional, double-sized bedrooms, one with a built-in-robe. All bedrooms are carpeted.

This home offers a spacious, carpeted lounge with a ceiling fan, reverse-cycle air-conditioning, and an electric heat bank. An open-plan kitchen and dining area overlooks the

**Land Size** : 691 sqm  
**View** : <https://www.indigorealestate.com.au/lease/vic/north-eastern/beechworth/residential/house/7402891>



**Jaqui Ward**  
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GROSS INTERNAL AREA  
 FLOOR 1: 120 m<sup>2</sup>, EXCLUDED AREAS:  
 DECK: 16 m<sup>2</sup>, PATIO: 3 m<sup>2</sup>  
 TOTAL: 120 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

