



For Sale

644 sq. m

2 Baulch Crescent, Port Fairy

A Whole Lot More Than Meets the Eye

If you're looking for genuine value and a chance to get ahead in the Port Fairy market, this brick veneer home is an opportunity you won't want to miss. Behind its modest facade lies a spacious, accommodating and flexible floor plan with plenty of potential to make it your own.

Offering five bedrooms and three bathrooms, this home is ideal for a growing family, multi-generational living, or anyone wanting extra space. Three of the bedrooms are located at the front of the home, alongside the family bathroom and laundry. The master bedroom is set away from the dining area and includes an en-suite and generous built-in robe. The fifth bedroom, located beyond the spacious garage, also features its own en-suite; a bonus for guests, grandparents, or teenagers seeking their own space and privacy.

The open-plan kitchen, meals, and family area is well-equipped with an island bench, tall pantry, dual ovens, electric hotplates, and a dishwasher. In the living area,

For Sale : \$695,000

Ian Baudinette

0355 681904

0488 622 005

ian@gleesonre.com.au

gas heating and air conditioning ensure year-round comfort. A sliding door opens from the dining area to a large covered entertaining space, perfect for summer barbecues, casual dinners, or simply relaxing outdoors.

The remote garage, approximately 13 metres long, provides extra room for storage, a games area, or a workspace — adding even more flexibility to the property.

The location is ideal, just a short walk from the Consolidated Primary School and town centre, with its cafés, shops, and local amenities. Most impressively, you will live only minutes from Port Fairy's protected beaches. It's perfectly positioned for seaside living and weekend adventures.

With solid foundations and a practical design, this home is ready for someone with vision to bring it to life. Whether you're looking to add value, invest smartly, or create your ideal family home, 2 Baulch Crescent is a property with real potential in a prime location.