



For Sale

1078 sq. m

22 Regent Street, Port Fairy

Dream location

Here lies an opportunity to create a dream-home for generations to come. 22 Regent Street offers a family home, on a generous 1078 m2 lot, where the location is unrivalled. Whether you're looking for a permanent residence, a long-term rental investment, a holiday home or a multi-unit development (STCA) this is an opportunity not to be missed.

Situated with direct outlook to the Anglican Church on a Norfolk tree lined street, Port Fairy's charm and history is part of your living room outlook. With a 200m stroll to cafes and restaurants on Bank Street, 700m to Port Fairy's iconic East Beach and the Moyne River footbridge, the incredible 'world-class' scenes are all within reach.

The house itself is spacious and set up to live in and enjoy today. Including an expansive living area, kitchen and dining, three bedrooms, two bathrooms (main and ensuite), laundry, study/office, undercover carport and lock-up garage, the opportunity is endless. There is so much opportunity to realise the huge potential

For Sale : \$1,250,000

Ian Baudinette

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this property presents.

On entry, you are greeted by the vast living room; with floor to ceiling windows and a large fireplace setting the warm tone. The adjoining galley style kitchen which overlooks a dining space (or second living area) is fully functional and includes an island bench, ample cabinetry, a double sink overlooking the yard, electric cooktop, oven and space for dishwasher. The master bedroom includes walk-in-robe and ensuite (shower/basin/toilet), and the two large bedrooms include BIR's, which are complimented by a second bathroom, featuring bath, vanity, separate shower room and powder room.

Adding further appeal to this wonderful home is the low maintenance surrounding north facing backyard, which supplies endless options, for landscaping or building extensions.

We encourage you to contact Jeremy Gleeson or Ian Baudinette today to arrange an inspection and secure your own piece of paradise in Port Fairy.