



**37 Gardenia Street Horsham VIC**



Situated within walking distance of the Wimmera River and Horsham's CBD, this updated weatherboard home is perfect for families, first-home buyers, or developers. The features of this property include:

- \*Neat kitchen with ample storage space
- \*Separate lounge room equipped with split system heating and cooling for year-round comfort
- \*Three generously sized bedrooms
- \*Family bathroom with a separate toilet
- \*Secure backyard with a shed for additional storage
- \*Potential for redevelopment SCTA
- \* Land size: 705 sqm (Source: PriceFinder)
- \* Zoning: General Residential Zone (GRZ1)

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

**Price** : \$299,000

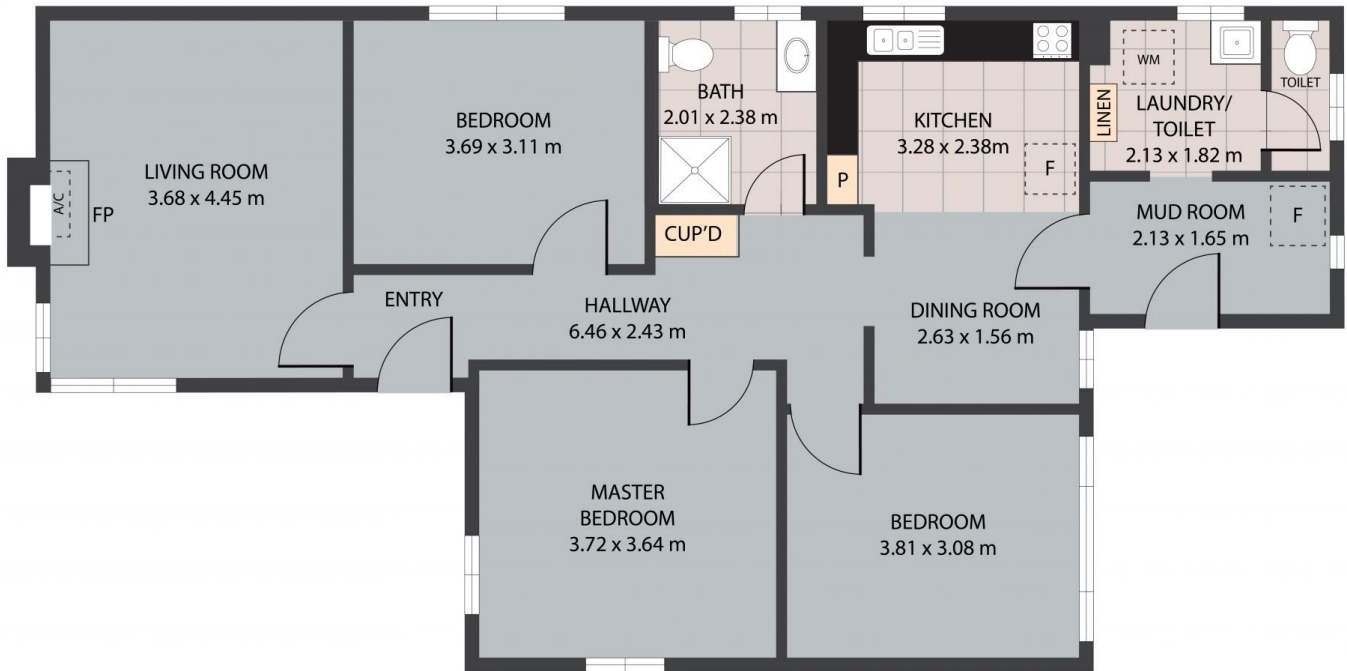
**View** : <https://www.wdre.com.au/8146896>



**Wes Davidson**  
0419820000



**Jorja Hughes**  
0498110948



37 Gardenia Street, Horsham 3400

TOTAL APPROX. FLOOR AREA 94 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.