



**WES DAVIDSON**  
REAL ESTATE



### 9 James Street Horsham VIC

3 2 2

This tastefully renovated, brick family home is located on a quiet street and is only a short walk from the main street, schools, and federation university.

**Price** : \$649,500

**View** : <https://www.wdre.com.au/8152250>

- \* Three well-sized bedrooms with a walk in robe and ensuite to the master, the remaining two bedrooms feature built in robes
- \* An additional smaller fourth bedroom or home office located by the entry
- \* Bright and airy kitchen with ample bench space, electric cooking facilities and a dishwasher
- \* Two spacious living areas
- \* Neat family bathroom with a separate toilet
- \* Wood fire heating, split system, evaporative cooling ensure year round comfort
- \* Outside is a paved undercover entertaining area, meticulously maintained gardens and lawn, a shed and an above ground pool
- \* Land size: Approx. 1,021sqm (Source: Pricerfinder)
- \* Zoning: General Residential Zone (GRZ1)



**Robert Dolan**  
**0419440617**



9 James Street, Horsham 3400  
TOTAL APPROX. FLOOR AREA 146 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.