



## 7 Gardner Street BEECH FOREST VIC

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Situated in a tranquil position in the rural town of Beech Forest and located near the Great Otway National Park. This cute country cottage is set on a massive 2,797 sqm block, with the rear bordering on the Old Beech Rail Trail and only a short stroll to the Beechy Pub. This is the ideal country place to escape.

The cottage has two bedrooms with large windows located at the front of the house. Heading down the hallway is the bathroom with hip-bath/shower and a separate toilet. There is also a laundry with a large sink and space for washer and dryer. At the end of the hall, it opens to a functional kitchen with electric oven, gas hotplates, ample storage, and bench space. Then it steps down to a generous sized open plan dining and lounge area that is naturally lit and includes a fire box that radiates the whole house. Flowing

**Type** : House  
**Price** : \$ 450,000  
**Land Size** : 2797 sqm  
**View** : <https://www.greatoceanproperties.com.au/7637906>



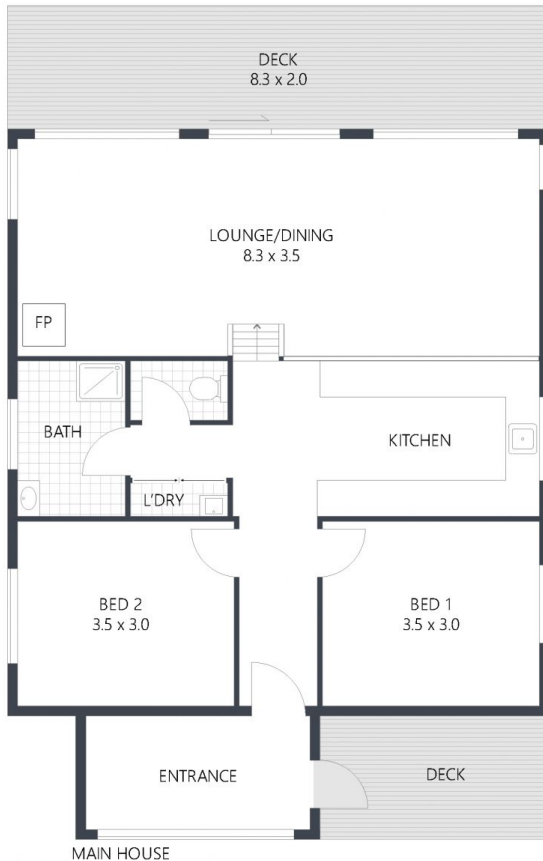
**Gary Van Someren**  
0418550049



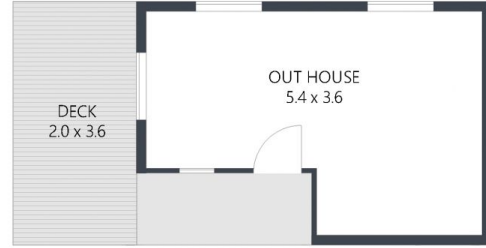
**James Aiken**  
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7 Gardner Street, **BEECH FOREST**



MAIN HOUSE



OUT HOUSE

INTERNAL: **85m<sup>2</sup>** EXTERNAL: **25m<sup>2</sup>** OUT HOUSE: **27m<sup>2</sup>** TOTAL: **137m<sup>2</sup>**



**ARTIST'S IMPRESSION ONLY:** While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Floor plan by: [www.realestatefloorplans.com.au](http://www.realestatefloorplans.com.au)

