



### 1 Baulch Crescent Port Fairy VIC

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Located close to local schools, parks, shops, and essential amenities, this home is an ideal entry-level opportunity or a solid investment!

Inside, the home boasts a well-appointed modern kitchen featuring dishwasher, ample cupboard and bench space, whilst the modern bathroom is perfect for everyday living and entertaining. The split system assures year-round comfort, whilst the generous 615m<sup>2</sup> block offers plenty of space for family and friends!

Currently tenanted until February 2025, this property presents an excellent opportunity for investors looking for a secure rental income or a future family home in a fantastic location. Don't miss out on this rare opportunity!

[For full version visit the website](https://www.lukewilliamsrealestate.com.au/8172215)

**Type** : House  
**Land Size** : 615 sqm  
**View** : <https://www.lukewilliamsrealestate.com.au/8172215>



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# 1 Baulch Crescent, Port Fairy

1 Baulch Crescent, 3284 Port Fairy, Victoria, AU  
FLOORS: 1

The measurements provided in this real estate floor plan are intended to serve as a general guide and for marketing purposes only. While every effort has been made to ensure accuracy, these measurements are not intended to be relied upon for any purpose, and should not be considered a guarantee of precise dimensions or square footage.

## ▼ Ground Floor



**Luke Williams**  
real estate