



3 Comb St, Merbein



Olde Worlde Charm

Nestled on almost 1/2 acre stands this early 1900's home, featuring grand 12 foot wunderlich ceilings and beautiful timber floors throughout. This character charmer offers open plan living, 2 built in wood fires and both reverse cycle and evaporative cooling. The main residence offers two large bedrooms, one with French doors, with the living area and dining leading out to the undercover entertaining area with enclosed fire for all year round gatherings. A beautiful breakfast area on the Princess Balcony is covered in vines and provides a private eatery, or a nice spot for your morning cuppa.

There is more to this charming property, the shed of approx. 40 x 20 ft featuring the tradies area and separate studio with bathroom and open plan living, perfect as a teenage retreat or grannie flat. The property offers rear lane access for the boat, caravan and trailer and whilst walking around you will spot the chook house, purpose built dog enclosure and the secret garden. Being so close to the river, it's a dream come true. Current rental appraisal of \$310 per week.

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Price
Property Type
Property ID

SOLD
residential
335

Agent Details

Office Details

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