



Sold

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



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22 Nylander Road, Bunyip

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## Impeccable Renovation on a 1863m<sup>2</sup> Block with Subdivision Potential

Discover a property that truly has it all! Set on a sprawling 1863m<sup>2</sup> block, this fully renovated home is a masterpiece of design and function. Every inch of this property has been transformed with meticulous attention to detail, creating a space worthy of a feature in a glossy home magazine. With high-quality fixtures, fittings, and a charming blend of country-inspired features, this home is a rare gem.

### Key Features:

#### Stunning Interior

- Cathedral Ceilings & Timber Lined Walls: Enhance the sense of space and add a touch of rustic charm.
- Feature Chandeliers & Skylights: Provide elegance and natural light.
- Three Spacious Bedrooms:
- Master suite with high ceilings, a luxurious ensuite featuring a double vanity with stone benchtops, a hidden split-system air conditioner, and a walk-in robe.
- Bedrooms 2 and 3 are generously sized and include built-in robes.
- Impressive Family Bathroom: Showcasing a freestanding bath and

### FOR SALE

Please Call

### AGENTS

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a stone-topped vanity for a spa-like experience.  
Multiple Living Areas

- Formal Lounge Room: Complete with a wood heater, perfect for cozy winter evenings, seamlessly connected to the meals area.
- Secondary Living Zone: An ideal space to relax and enjoy your favorite movies.

#### Chef's Dream Kitchen

- Abundant bench space and a striking tiled splashback.
- Stone benchtops and quality tapware.
- Stainless steel 900mm oven, range hood, and a double-door dishwasher.

#### Outdoor Bliss

- Exposed Aggregate Concrete Entertainment Area: The perfect space to host family and friends.
- Landscaped Gardens: Beautifully designed to complement the home.
- Expansive Lawn: Plenty of room for pets and kids to play, with potential to add a shed or a pool (STCA).
- Subdivision Potential (STCA)

The property's large block and favorable zoning offer the exciting possibility of subdivision, making this an excellent investment opportunity.

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | 1Q5BFC9   |
| Property Type | House   |
| Land Area     | 1863 m2   |
| Including     | Air Conditioning<br>Toilets (2)<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced |

### Sam Paynter 0439 429 110

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