



247 Warburton Hwy, Wandin North

Big Block. Huge Garage. Endless Potential

LJ Hooker proudly presents an exciting opportunity for renovators, first home buyers, tradies or anyone searching for a home with plenty of land, shedding and future potential.

Set on approximately 1,037m² of near level land, the home offers an easy flowing single level floorplan with plenty of scope to add your own touches. Inside you'll find an updated kitchen, three bedrooms, two with built-in robes, a comfortable lounge and a light-filled dining area. A central bathroom and separate toilet complete the practical layout. There property includes a split-system in the lounge as well as ducted gas heating throughout providing all year round comfort.

Outside is where this property really comes into its own. A large covered pergola provides plenty of space for outdoor entertaining, while the huge freestanding four-car garage is an absolute standout. Whether you're a tradie needing workshop space, a car enthusiast, or simply need room for vehicles, trailers, tools and storage, this is a setup that's becoming increasingly hard to find.

Beyond the garage is an enormous, fully fenced rear yard with plenty

3 1 4

FOR SALE
\$720,000 to \$780,000

VIEW
Sat 26th Sep @ 12:00PM - 12:45PM

AGENTS
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Interested parties must rely solely on their own enquiries.

LJ Hooker

of room for the kids to play and pets to roam. Two separate crossovers create a convenient U-shaped driveway, making vehicle access in and out of the property a breeze.

The location adds another dimension to the opportunity. Wandin's local shops and cafés are within walking distance, along with the popular Warburton Rail Trail, while Lilydale, Seville and Mount Evelyn townships are all within easy reach. Enjoy everything the Yarra Valley lifestyle has to offer, with renowned wineries, the Yarra Valley Chocolaterie & Ice Creamery and Seville Water Play Park among the many attractions nearby.

Families are also well catered for, with local education options including Wandin Preschool, Wandin North Primary School and Yarra Hills Secondary College.

Over 1,000m², a huge four-car garage and loads of potential – bring your tools, your ideas and make it your own!

MORE DETAILS

Property ID	T3DFBK
Property Type	House
Land Area	1037 m2
Including	Air Conditioning Fully Fenced

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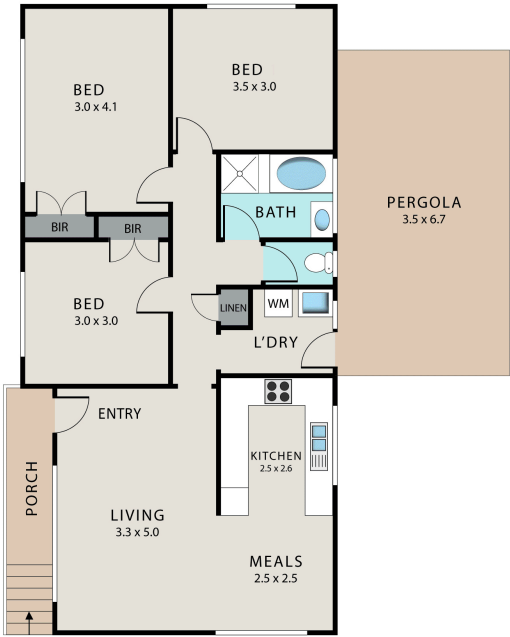
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2/94 Boronia Road, BORONIA VIC 3155

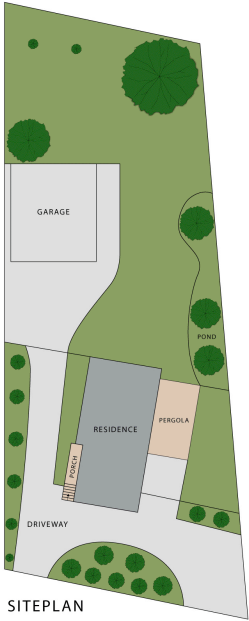
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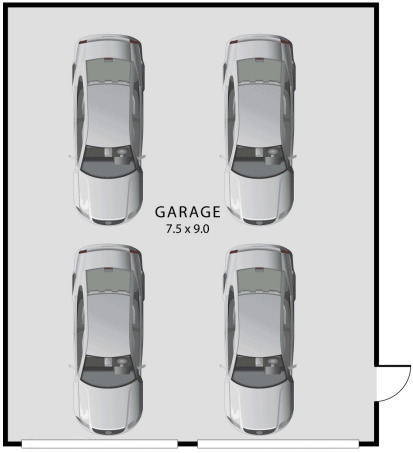
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GROUND FLOOR



SITEPLAN



(NOT IN POSITION)

