

# 1/37 Ivor Street, Wonthaggi, Vic 3995



## Sold House

Saturday, 2 December 2023

1/37 Ivor Street, Wonthaggi, Vic 3995

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 386 m2

Type: House



Julian Price

**\$365,000**

Price & Co. Real Estate is delighted to present this enchanting cottage, a true gem for those seeking a harmonious blend of charm and modern comfort. Nestled on the coveted north side of town, this property is perfectly situated just a stone's throw away from North Wonthaggi Primary School, Wonthaggi Recreation Reserve, Bass Coast Aquatic & Leisure Centre and the very popular North Store. As you step inside, you'll immediately notice the spacious lounge with its high ceilings, creating an open and inviting atmosphere. The centrepiece of the room is the gas fireplace, adding warmth and character to this cosy space. It's the ideal spot for unwinding after a long day or hosting intimate gatherings with friends and family. This cottage features two comfortable bedrooms, providing ample space for your personal retreat. The central bathroom is designed for style and functionality, which caters to your daily needs effortlessly. The heart of the home is undoubtedly the modern kitchen, thoughtfully designed to combine contemporary aesthetics with practicality. It's a culinary enthusiast's dream, offering the perfect space to prepare delicious meals. This property boasts a fantastic outdoor area, perfect for enjoying the fresh air and entertaining guests. The beautiful garden surrounding the home is a true delight, creating a picturesque backdrop that changes all year round. Situated on a 386m<sup>2</sup> allotment, this cottage offers just the right amount of space for easy maintenance while providing you with all the comfort and charm you desire. Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website. Due Diligence Checklist <https://www.consumer.vic.gov.au/duediligencechecklist>