

**117-131 Webb Street, Warrandyte, Vic 3113**



**House For Sale**

Thursday, 30 May 2024

117-131 Webb Street, Warrandyte, Vic 3113

**Bedrooms: 3**

**Bathrooms: 2**

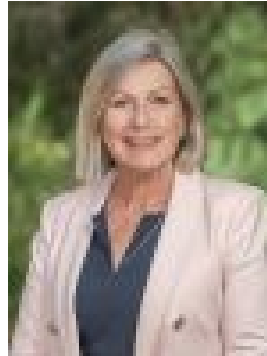
**Parkings: 10**

**Area: 20700 m2**

**Type: House**



Chris Chapman  
0421736592



Mandy Berenyi  
0413841259

**\$1,300,000 - \$1,400,000**

Tranquil retreat immersed in nature! EXPRESSIONS OF INTEREST CLOSING TUESDAY 25TH JUNE AT 3PM (UNLESS SOLD PRIOR) Set on approximately 5 acres of glorious gardens and natural bushland, this classic single level Merchant Builders home is poised to start a new chapter. Offered for sale for the first time in 38 years, it presents a rare and exciting opportunity to create your dream home and lifestyle surrounded by native flora and fauna. Complete peace and privacy can be yours, all just 1.6km from Yarra Street shops, cafes, river trail and more. Step inside this solid single level home to discover a spacious living room with cosy wood fire and leafy aspect, accompanied by an adjoining kitchen/meals zone, 3 robed bedrooms (main with walk-in robe and ensuite), family bathroom and flexible study/store. Front and rear verandas create an easy indoor/outdoor link, with plenty of space for alfresco entertaining by the fully decked swimming pool. Beautifully tended gardens are underscored by the natural bush backdrop, while countless sheds, car accommodation and vehicle access across the block add immense practicality. With split system heating/cooling, generous storage, mains and tank water and much more waiting to be discovered - book your inspection now! Land size: 2.07 Hectares.