

**166 Graham Road, Viewbank, Vic 3084**



**House For Sale**

Wednesday, 22 November 2023

166 Graham Road, Viewbank, Vic 3084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Monica Chen  
0425449968



James Goulopoulos

**\$850,000 - \$930,000**

Sale by SET DATE® Closing Tuesday 12 December 5:00pm. On a sunny corner block that provides a north-facing frontage to no-thru Kiers Court, this potential-loaded home will call out to anyone looking for an exciting value-add opportunity. Offering a liveable floorplan that provides comfortable accommodation, the real appeal here is what this setting could become. Cul-de-sac access ensures fabulous accessibility, and once inside there is a very adaptable layout that features an inviting air-conditioned lounge with hardwood floors leading throughout to a dining zone adjacent the functional kitchen & meals area. The inclusion of four bedrooms is an added drawcard for families, they share two bathrooms – one on each level - whilst a downstairs entertaining area with a second kitchenette plus substantial storage, ducted heating and a double carport are also offered. Set amongst easily manageable gardens, this is a sound foundation for a modern makeover – perhaps update the floors, give the walls a lick of paint and fit the kitchen & bathrooms that inspire. The result would be a stylish low maintenance residence within a gentle stroll of Viewbank College & Primary School and Price Park playgrounds, while bus stops, eateries and Rosanna Station are all also within easy reach.