

**17 Mummery Road, Myrtleford, Vic 3737**



**House For Sale**

Tuesday, 21 November 2023

17 Mummery Road, Myrtleford, Vic 3737

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 605 m2**

**Type: House**



Sandra Dondio

0409152948

**\$399,000**

Nestled within a peaceful neighborhood, this vinyl-clad home is a canvas waiting for your creative touch. With 4 bedrooms, 2 bathrooms, a study, and a versatile rumpus room, it offers the space and potential you've been searching for. Key Features: The heart of this home is an open plan kitchen and dining area, seamlessly flowing into an undercover space - an ideal setting for gatherings and relaxation. A dedicated rumpus room provides a flexible space that can serve as a teenagers' retreat, entertainment hub, or even a home office/extension of the master bedroom. Situated opposite the P12 school and within walking distance to the town centre and sporting facilities, it's perfectly positioned for a family-friendly lifestyle. The property occupies a 605 sqm block, offering ample outdoor space for potential enhancements or re-development. This home presents a fantastic opportunity for buyers with a vision. Transform it into your dream home with modern upgrades and personalized touches or with its generous block size, this property also holds potential for redevelopment, making it an enticing prospect for investors. Unleash your creativity and bring your renovation or redevelopment dreams to life in this spacious and well-located home. This property invites you to mold it into the perfect embodiment of your vision, whether that's a stylish modern residence or a savvy investment opportunity. The choice is yours, and the potential is boundless. Contact Agent today!