

# 19 FOSTER ROAD, Boolarra, Vic 3870



## Sold House

Wednesday, 4 October 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 939 m2**

**Type: House**



David Tree

**\$333,000**

AND that's exactly what's needed here. "Some love". Structurally sound, this has been a much-loved family home for many, many years. But its time for new owners, visionaries to take on, and finish of what has already been enthusiastically started. The bones of this building are solid, with some big, ticketed items having already been completed. Like concrete stump replacement, rewiring and a compliant modern safety switch board installed. This weatherboard cottage has a sheltered front door that opens to an entrance foyer. Baltic pine floorboards would come up treat if polished. You have original decorative cornice and ceiling panel in the lounge. Modern double-glazed aluminium windows have been added to the lounge and bedroom 1. A free-standing wood heater or reverse cycle for comfort. The kitchen and meals are combined, timber doors and draws for kitchen cabinetry, large stainless steel electric oven and cooktop, and range hood, walls are lined with both pine lining boards and timber veneer board. There are 3 bedrooms all with newly laid carpet, 2 with built in robes, and one without. Tiled floor in the central bathroom offers a separate shower and bath with a glass top and glass bowl vanity and inbuilt towel cupboard. For the tradie there is large open bay garage/ workshop including a solar system. Property is fully fenced with the rear yard completely secure. And directly opposite is the "old Mill Site" This is just an awesome place to have directly opposite and right outside your front door. There is over 5km's of well-maintained bush walking tracks making this the ideal place to stroll and be at one with nature whilst enjoying that morning cuppa and the kids ride their bikes. C'mon be part of the Boolarra Community, with its Folk Festival, Community operated pub, 7 days a week public transport, medical services and Primary School it really is a great town to raise the family! This home presents a great opportunity and would be a rewarding project for those who know how to fossick and find in a DIY market that's full of "new" and "used" second hand building materials. Cost effectively this home can easily and affordably be turned around and reconfigured into something special. So, if you have inspiration and motivation this home in time, will be of financial benefit to the new owners.