

**19A Wimmera Street, Ormond, Vic 3204**



**Sold House**

Tuesday, 3 October 2023

19A Wimmera Street, Ormond, Vic 3204

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 410 m2**

**Type: House**



Aviv Samuel  
0401378582



Marc Wynn  
0416052265

## Contact agent

Tucked away in the heart of Ormond, this charming single level sanctuary offers an exciting opportunity to enter a highly sought after neighbourhood with huge potential for bigger possibilities. Whether you're a first home buyer wanting to make your mark, a downsizer looking for single level ease or a savvy investor looking for a solid return, while immediately liveable/rentable as is, this solid brick treasure with the added bonus of a large rear garden, offers plenty of scope for future extension or enhancement & presents the perfect blank canvas for creative renovators to fashion the perfect inner suburban lifestyle (STCA). An enclosed front garden perfectly positioned to capitalise on the streaming sun greets you on arrival & leads into an inviting entrance hall with polished timber flooring. The light filled interior also features a generously proportioned living room & adjoining dining room, a well presented kitchen with good storage, two bedrooms with built in robes, a central bathroom & separate toilet. Other attributes include a single lock up garage & additional off street parking in driveway, gas heater, split system heating/cooling & laundry. Ideally located within exceptional proximity to Packer Park, Duncan McKinnon Reserve, Koornang Road's vibrant shops & cafes, transport & within the sought after McKinnon Primary School zone. Don't miss your opportunity to capitalise on this great address!