

# 2 Brougham Close, Eumemmerring, Vic 3177



## House For Sale

Tuesday, 21 May 2024

2 Brougham Close, Eumemmerring, Vic 3177

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Daniel Gallagher  
0359950500



Lachlan Jensen  
0455992428

**\$650,000 - \$715,000**

Welcome to 2 Brougham Close, a much-loved and meticulously maintained family home, nestled in a serene and picturesque street in the heart of Eumemmerring. This exceptional property offers a rare opportunity for buyers seeking space, versatility, and investment potential.

- **Spacious Living:** Occupying a generous 662sqm of land, this home is perfect for those needing ample space. Whether it's for parking extra cars, storing a boat, trailer, or tools, the expansive driveway and secure yard cater to all your needs.
- **Ideal for Investors and Developers:** With subdivision potential (STCA), this property is a golden opportunity for savvy investors or developers looking to maximize their returns.
- **Comfortable Family Home:** The well-maintained brick home features four spacious bedrooms, a bathroom, and multiple living areas, providing plenty of room for the whole family.
- **Modern Conveniences:** Enjoy the comforts of a renovated kitchen, split system air conditioning, evaporative cooling, ceiling fans, and an open fireplace. Plantation shutters add a touch of elegance and privacy.
- **Flexible Living Options:** The home includes a bonus kitchenette, ideal for guest accommodation or generating separate rental income.
- **Outdoor Bliss:** The immaculate, well-lit interior flows seamlessly to an undercover outdoor area surrounded by mature greenery, perfect for entertaining or relaxing. A large storage shed offers additional space for all your needs.

2 Brougham Close is more than just a home; it's an opportunity to create your dream lifestyle or investment. Situated only a stones throw away from shops, public transport, Waratah Reserve & Sports Ground and great walking tracks. Don't miss your chance to secure this versatile and valuable property in a prime location. Contact us today to arrange a viewing and explore the possibilities this exceptional property has to offer.