

2047 Sunraysia Highway, Waubra, Vic 3352

Sold House

Thursday, 15 February 2024

2047 Sunraysia Highway, Waubra, Vic 3352

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 5179 m2

Type: House



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\$443,500

This much loved family home has been in the same family ownership for about 55 years which indicates how tightly held this area is. Located smack bang in the middle of town with all services within easy walking distance, the home is very deceiving from the road and needs to be inspected to reveal size and opportunities. We have a land area of about 5200m² which is about 1.25 acres zoned township. Total frontage to the Main Street is approx. 52 metres. The three titles are being sold as a whole and each is about 1600m² in size or thereabouts. In the past horses have grazed the land and a winter creek runs through the property offering greenery all year round to the established gardens and trees. The home is L shape in size and can offer a combination of three bedrooms and a study or four bedrooms if required. The lounge room sits at the front of the home with a freestanding wood fire and there is a sunroom or porch at the back door. Both the kitchen and family bathroom have been updated, and tall bedrooms have built in robes. Services include mains power, town water, town sewerage which has two connection points to the land at front and NBN internet supply via an Optus Tower which is within the town boundary. Waubra is well serviced with a primary school, kindergarten, hotel, general store and sports oval supplying football, netball, tennis and lawn bowls activity. A 20 minute drive will have you at Stockland Wendouree Shopping Centre and directly onto the Melbourne Adelaide Western Highway. Ballarat's Best-Selling Team