

# 21 Ivor Street, Wonthaggi, Vic 3995



## Sold House

Saturday, 2 September 2023

21 Ivor Street, Wonthaggi, Vic 3995

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Cal Nation  
0439334163



Mick Chambers  
0418349783

**\$470,000**

Located only a short walk to primary schools is this charming cottage style home. Featuring 3 bedrooms, 1 bathroom & separate living room. A solid fuel fireplace services the whole home and creates a warm and inviting ambiance during the colder months. The property boasts a spacious yard that provides various possibilities for outdoor activities for the kids while also keeping dogs safe and secure. The garden shed is a generous size to store tools and other various items. An established garden already exists which can be used as an extensive veggie patch or utilise the many species of iris' that the current owners are growing as a small business opportunity. The land size is approximately 1036m<sup>2</sup> which means a subdivision potential (STCA) for the savvy investor. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.