

**21 Warrambat Road, Sawmill Settlement, Vic 3723**



**House For Sale**

Friday, 3 November 2023

21 Warrambat Road, Sawmill Settlement, Vic 3723

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1720 m2**

**Type: House**



Ellie Kipping  
0437501854



Matt Daly  
0408318445

**\$520,000 - \$565,000**

Nestled amongst the Alpine gum trees is just a 2 minute drive from the gates of Mt Buller and a short trip to Merrijig and Mansfield. The large open-plan living, kitchen, and dining space offers a cozy atmosphere, featuring an open fireplace and a sliding door leading onto a timber deck, the perfect place to soak up the fresh air and lush outlook. Hardwood floors flow throughout the home, while a built-in drying room creates convenience for those spending their winter days on the mountain. With plenty of potential to refurbish the existing dwelling or even extend and subdivide (STCA), this property is too good to pass up! Additional features include;- Ducted gas heating throughout- Keep warm by the open fireplace - Large shed with power- Huge block with subdivision STCA- Main services connected, bottled gas- 3 Large bedrooms, with built in desks. - 2 showers and 2 toilets, great for multiple guest staying - Entertain friends or family on the deck overlooking gums trees. Contact Canavan Ray White to organise a private inspection or come along to one of the advertised open homes. **\*\*Disclaimer\*\***All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.