

**22 Budd Avenue, Wallan, Vic 3756**



**House For Sale**

Tuesday, 7 May 2024

22 Budd Avenue, Wallan, Vic 3756

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 8**

**Area: 3 m2**

**Type: House**



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**\$2,000,000 - \$2,200,000**

Welcome to a sanctuary of tranquillity and endless possibilities nestled within the picturesque township of Wallan. Prepare to be captivated by this extraordinary property, where every feature embodies luxury, convenience, and the promise of a remarkable lifestyle. With expansive land spanning an impressive 35,620m<sup>2</sup> (8.8 Acres) approx. this property invites you to immerse yourself in the beauty of nature. Whether you dream of creating a spacious estate, developing multiple properties (STCA), or simply cherishing the vast open space, the potential is boundless. Just an hour's drive from the vibrant heartbeat of Melbourne's CBD, this property offers the perfect blend of rural tranquillity and urban accessibility. Escape the hustle and bustle while still enjoying convenient access to city amenities. Step inside the elegant residence and be greeted by a harmonious blend of comfort and sophistication. Boasting four spacious bedrooms, including a self-contained bungalow, this home offers ample space for family living, guest accommodation, or potential rental income. Prepare to be impressed by the impeccable infrastructure that awaits you. A 12m x 12m high clearance machinery shed provides endless possibilities for storage, workshops, or pursuing your passion projects. Delight in leisure with the inviting in-ground pool, perfect for rejuvenation and entertaining under the sun. Envision the myriad of possibilities that await you. Whether you choose to land bank for future appreciation, renew the subdivision permit and sell all the lots while retaining the home, or create a haven where family members can build their own homes- the options are as limitless as your imagination. Do not merely settle for a property; embrace the opportunity to craft your legacy. Let this extraordinary property in Wallan be the canvas upon which you paint the masterpiece of your dreams. The lifestyle you've always desired is within reach- seize it with both hands. Seize the opportunity to explore this remarkable property and unlock its full potential. Contact Khaled Khaled on 0400 004 556 to arrange your private inspection.