

**22 James Road, Ferntree Gully, Vic 3156**



**House For Sale**

Wednesday, 24 April 2024

22 James Road, Ferntree Gully, Vic 3156

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 783 m2**

**Type: House**



Keith Wilson  
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Kyle Bell  
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**\$750,000 - \$825,000**

Situated in a convenient pocket of Ferntree Gully minutes from Westfield Knox, this charming solid brick residence will appeal to a range of savvy buyers looking for a property that has future subdivision potential (STCA) or a sizable block to raise your family. Lovingly owned and cared for with an abundance of memories throughout it is ripe for a modern makeover whilst retaining the warmth and allure that emanates. It's now time for you and yours to commence the next chapter and reap the rewards this 783sqm (approx) block will bring. The existing home is full of charm and boasts a generously sized formal lounge, dining area, separate well-appointed kitchen, three large bedrooms with robes, central bathroom, separate toilet and rear sun room. At the rear there is a large shady undercover patio – the perfect alfresco space for entertaining or alternatively enjoy a morning cuppa on your delightful front porch and enjoy the flourishing garden vista. The large rear yard features a long driveway for multiple off-street parking leading to a single garage/workshop and carport all accessed by secure double gates. Additional highlights include gas wall heater and wall mounted air-conditioning units for seasonal comfort, security alarm system and multiple storage sheds. Situated in an ultra-convenient locale close to all that Ferntree Gully, Boronia, Bayswater and Knox have to offer, this home is walking distance to Fairhills High School and moments from the Blind Creek Trail. Providing the perfect start for the first home buyer, developer (STCA) or the ideal addition to your property portfolio, the opportunities are endless. Don't delay. Enquire today.