

22 Marland Road, Boronia, Vic 3155

Professionals*

Sold House

Saturday, 28 October 2023

22 Marland Road, Boronia, Vic 3155

Bedrooms: 5

Bathrooms: 1

Parkings: 6

Area: 1076 m2

Type: House

\$1,025,000

A veritable treasure trove of potential and possibility, this original condition clinker brick home sits majestically on a sprawling 1076m² block, waiting for the right visionary to unlock its boundless potential. A well loved family home for many years fronted by beautiful gardens and masses of parking, the home is perfect for large families looking for space to spread their wings or savvy investors/developers who see the scope on offer (STCA). A comfortable lounge lies at the entrance connecting with the meals and lavishly sized timber kitchen with stainless-steel oven. The generous and functional layout is perfect for now but ripe for a contemporary makeover and serves as a warm and inviting hub. Five bedrooms are positioned in 2 separate zones serviced by a family bathroom with a separate shower room and two toilets to accommodate large families. Supporting the 5-bedroom accommodation is a massive outdoor room enclosed with a bar and wood fire for hosting lively gatherings on any scale and providing a coveted second living zone. Gated drive-through access to the rear leads you to a triple carport and powered garage/workshop complete with an office space with sink, power and phone line - an ideal haven for those who love to tinker, create or perhaps a home business. The enormous backyard is nothing short of a land banker's dream. With such an expansive space, the scope to develop is immense. Whether you choose to subdivide (STCA) or transform, this property offers a unique opportunity to shape it according to your vision. The front garden too showcases masses of off-street parking space for multiple vehicles or even a caravan. For those looking at investment opportunities, consider this: you could rent out the house while getting plans in place for development (STCA). This property isn't just a home; it's a strategic investment that could yield significant returns. Also features ducted heating, split system air-conditioning and ceiling fans for seasonal comfort. Poised in a quiet no through road walking distance to the K12 College and under 5-minute drive to the heart of Boronia, the location adds to the allure.