

# 32 Boger Road, Watsonia, Vic 3087

## House For Sale

Wednesday, 20 March 2024

32 Boger Road, Watsonia, Vic 3087

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 836 m2

Type: House



Dennis Langham  
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**ESR: \$880,000 - \$960,000**

This character-rich charmer on a convenient, yet quiet no-through road in a sought-after Watsonia pocket, offers comfortable living for today and the enticing prospects of GRZ1 zoning for tomorrow! Set on a generous 836m<sup>2</sup> allotment (approx.), this impressive opportunity's comfortable spaces include three bedrooms (the main with ensuite access to the family bathroom), a study, a large lounge dining area, equally expansive family living areas, and a stainless-steel-equipped kitchen that sits between them! A choice of decked and paved outdoor entertainment areas confirms easy living appeal. As do extras, including fresh paint, ducted heating, multiple split system units, robes to all bedrooms, a second toilet, a double carport, and sheds. Astute buyers will have the choice to retain the current home and enjoy its comfortable spaces before introducing contemporary updates as time and budget allow. Alternatively, the generous proportions and the favourable GRZ1 make this a desirable proposition for developers (stca) ...with the advantage of solid rental returns to offset holding income! Footsteps to Aminya Reserve and its dog park, an easy walk into Watsonia Village with its station, supermarket, cafes, eateries, and entertainment options (including the RSL and wine bar) and central to public and private schools, this is an opportunity you don't want to miss. **\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\***