

**32 Rouke Street, Lilydale, Vic 3140**



**House For Sale**

Tuesday, 30 April 2024

32 Rouke Street, Lilydale, Vic 3140

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1007 m2**

**Type: House**



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**\$890,000 - \$970,000**

Positioned on an expansive 1007sqm block with a coveted wide 20.12m frontage, and boasting a sundrenched north facing rear orientation, this property comes complete with approved plans and permits for four units, presenting a truly exceptional opportunity for those looking to redevelop. Set within easy walking distance of Lilydale Station, Victoria Road Primary School and buses, and just moments from Lillydale Lake walking trails, picnic grounds and playgrounds, the location is also close to Chirnside Park Shopping Centre, Lilydale Village shopping, and the Yarra Valley's renowned wineries and restaurants. Offering strong scope for rental during a plans and permits phase, the existing single level brick home features a spacious open plan living / dining / sitting area, alongside a kitchen with a walk-in pantry and a freestanding gas oven and cooktop. At the rear, an undercover patio leads to an immense backyard with a family-friendly lawn, large raised vegetable beds, and leafy established garden borders. Three large bedrooms are each equipped with built-in wardrobes, including a master with air conditioning and a private ensuite. The home also includes a central bathroom with a separate bathtub and a separate W/C, a laundry with direct outdoor access, hardwood floors, gas ducted heating, split system air conditioning, and a double lock-up garage with a substantial rear workshop. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.