

**33 Pepperell Avenue, Glen Waverley, Vic 3150**

**Harcourts**

**House For Sale**

Friday, 17 November 2023

33 Pepperell Avenue, Glen Waverley, Vic 3150

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 824 m2**

**Type: House**



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## **AUCTION -Very Motivated Owners, Needs to Sell !**

A vintage treasure looks poised to be the next big thing on a proud street dotted with beautiful new homes. Because while the weatherboard retains its old-world charm – styled in hardwood floors, floral wallpaper and sash windows – the rising development in these surrounding streets shows there's huge demand to build on blocks like this 824sqms (approx.) site just a 5min drive to The Glen. For families wanting access to the district's prize schools, this location puts you in the 'golden triangle' school zone for Glen Waverley Secondary College and Syndal South Primary (STSA), with private school opportunity at Wesley, Caulfield Grammar and Huntingtower. Set amid rambling rose gardens, the home presents in excellent original condition, with a bright lounge room, central kitchen and meals area, and 2 hallway bedrooms close to the bathroom. An additional sunroom and guest bedroom/retreat extend the floor plan, adding the modern comfort of wall mounted split systems. With no big trees on the block, and potential to lease the home while you make plans for its future, it seems lucky number 33 is ready for an important evolution close to all the attractions and amenities that have lifted Glen Waverley's median house value to an incredible \$1.863million (Source: REIV Q3 2023).