

# 33 Wattle Road, McCrae, Vic 3938



## Sold House

Thursday, 14 September 2023

33 Wattle Road, McCrae, Vic 3938

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 682 m2**

**Type: House**



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**\$770,000**

This delightful 2-bedroom holiday home with bags of character offers buyers many options as it comes complete with approved plans and permits for subdivision and a new 2-storey 4-bedroom unit to the rear of the property. Live in and perhaps update the existing cottage while you build the new home, or seek additional plans for a new build to the front, or continue using the property as a holiday home. Whatever you decide, enjoy the prime location in walking distance to gorgeous beaches and McCrae Shopping Plaza, plus easy freeway access nearby. Elevated cottage with large gardens, private front veranda, rear deck- Bright, spacious lounge/dining with cathedral ceilings, Coonara, A/C- Cheery retro kitchen with timber flooring, freestanding oven/cooktop- 2BRs with ceiling fans, bathroom with bath, shower, WC, plus 2nd WC- Plans for 2 separate crossovers, private drive to new double garage- Plans include ground floor living/dining, kitchen, bedroom and ensuite- Upstairs living, main BR, ensuite, WIR, 2BRs (BIRs), bathroom, balcony- Around 1km to stunning McCrae beach, Bay Trail, foreshore playgrounds- Approx. 2km to Rosebud's cafes, schools, and medical facilities